



La Rocquette

La Rocquette | Castel | GY57AU

This spacious family home is full of all the character and charm you would expect from a Guernsey cottage while also benefitting from a newer, self-contained, one-bedroom wing. The property is located in a hugely desirable area with Vazon Bay and the neighbouring amenities under five minutes' walk away. While the main house is perfectly habitable and well-presented having been recently redecorated throughout, it would benefit from some minor modernisation. Accommodation in the main cottage comprises lounge, dining room, kitchen, four bedrooms, a utility area, bathroom and a WC. The wing has an open plan kitchen/lounge/diner, double bedroom and a shower room. A mature garden stretches across the back of the property and is bordered by trees and shrubs with a small patio servicing the independent unit. A detached garage/workshop sits at the side of the plot and a gravel driveway provides parking for numerous vehicles.

£850,000

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



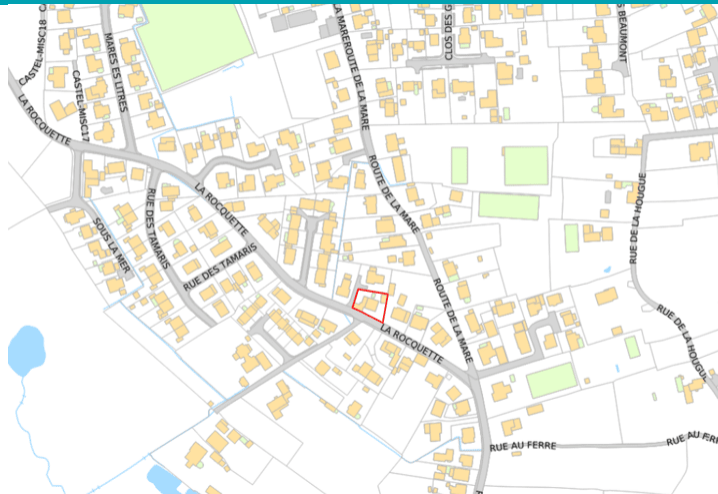
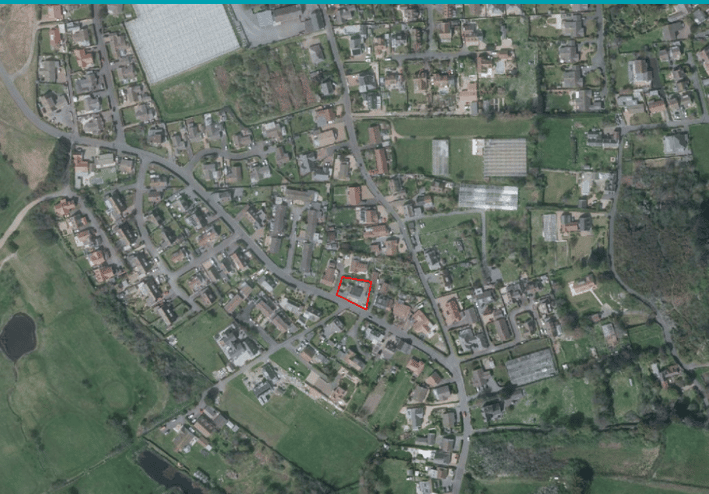
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.34m x 1.54m (14' 3" x 5' 1")

Lounge

4.24m x 3.52m (13' 11" x 11' 7")

Dining Room

3.87m x 3.38m (12' 8" x 11' 1")

Kitchen

3.38m x 3.37m (11' 1" x 11' 1")

Utility Area

1.66m x 1.57m (5' 5" x 5' 2")

Shower Room

1.72m x 1.64m (5' 8" x 5' 5")

Bedroom 1

4.23m x 3.21m (13' 11" x 10' 6")

Inner Hall

1.22m x 0.99m (4' 0" x 3' 3")

Bedroom 2

4.00m x 3.09m (13' 1" x 10' 2")

Bathroom

3.11m x 1.94m (10' 2" x 6' 4")

First Floor Landing

3.36m x 1.89m (11' 0" x 6' 2")

Bedroom 3

4.29m x 3.55m (14' 1" x 11' 8")

Bedroom 4

4.29m x 3.25m (14' 1" x 10' 8")

Wing: Kitchen/Diner

4.25m x 3.51m (13' 11" x 11' 6")

Wing: Lounge

3.44m x 2.65m (11' 3" x 8' 8")

Wing: Bedroom

3.44m x 2.72m (11' 3" x 8' 11")

Wing: Shower Room

2.39m x 1.92m (7' 10" x 6' 4")

Garden

A mature garden stretches across the back of the property and is bordered by trees and shrubs with a small patio servicing the independent unit.

Parking

A detached garage/workshop sits at the side of the plot and a gravel driveway provides parking for numerous vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- uPVC double glazed
- Walking distance to Vazon
- Self contained wing
- Detached workshop/garage
- Abundance of parking
- Spacious accommodation

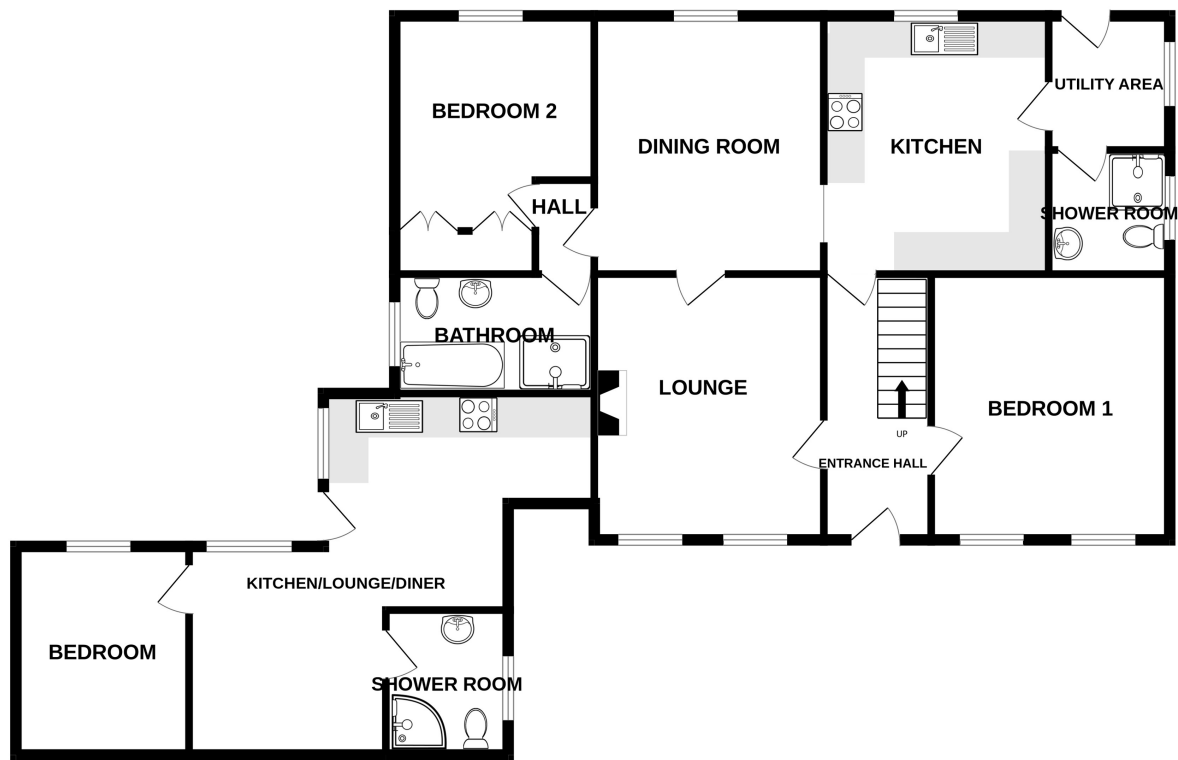
SERVICES

Mains electricity, water and drainage. Oil fired central heating. uPVC double glazing.

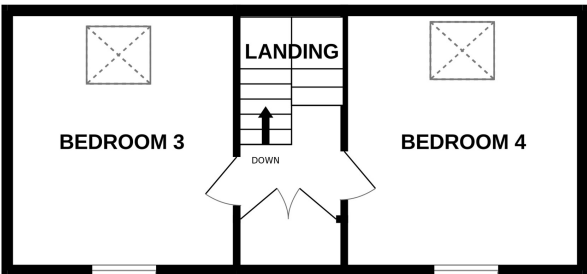
APPLIANCES INCLUDED

- Hotpoint Aquarius dishwasher
- Hotpoint double oven
- Igenix fridge
- Hotpoint chest freezer
- Beko washing machine
- Hotpoint single oven
- Candy hob
- Hotpoint washing machine

GROUND FLOOR



1ST FLOOR



LA ROCQUETTES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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