

SOLE
AGENT

Chant de la Mer

Rue du Braye | St Pierre du Bois | GY7 9LW

It is not often a property in such a unique location is presented to the market. This beautiful detached home sits at Lihou headland and boasts stunning sea views and easy access to the beach below. Le Chant de la Mare is full of the character and charm you would expect in a traditional Guernsey cottage and while it is presented to the market in move-in condition, there is still the opportunity to further develop and extend. Accommodation is set over three floors and comprises a large lounge/diner, sunroom, kitchen, two double bedrooms, a snug/dressing area, a bathroom and a shower room. The tiered garden offers various areas to sit and enjoy the sunsets while also providing space for playing, gardening and al fresco dining, including a large summerhouse which has often been used as an extra entertaining space. There is parking for three/four vehicles and the Lihou car park is next door. This property is simply stunning and set in a highly desirable position. It is a house that needs to be viewed to truly appreciate what is on offer.

2 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

£1,250,000

ESTATE AGENTS & PROPERTY MANAGERS

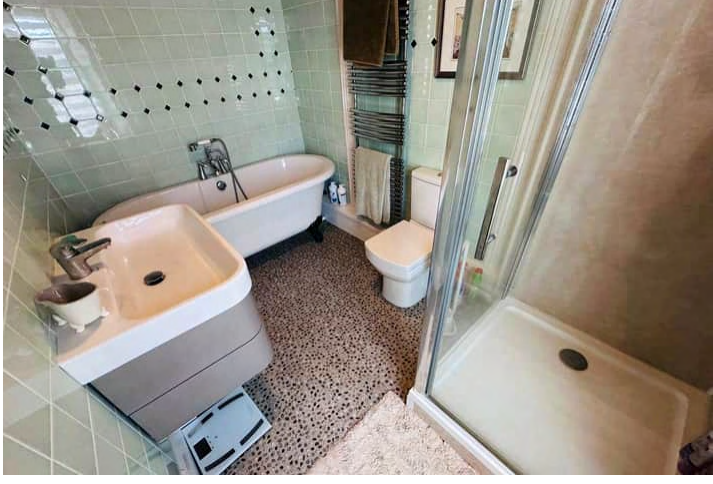
Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



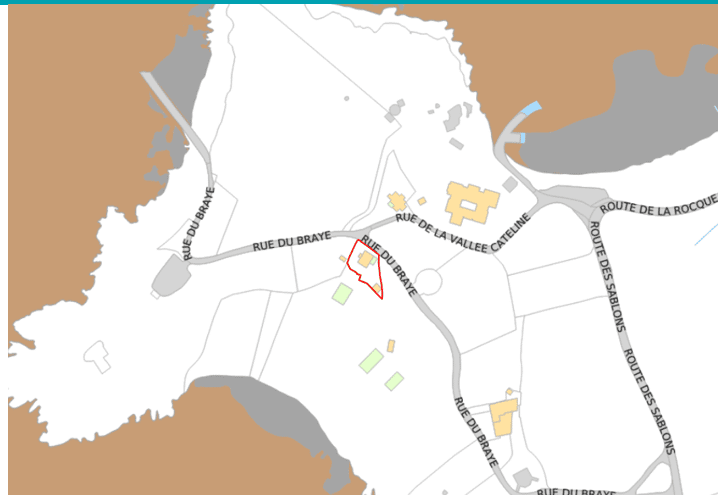
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

2.40m x 1.52m (7' 10" x 5' 0")

Entrance Hall

2.13m x 0.87m (7' 0" x 2' 10")

Lounge/Diner

6.43m x 5.72m (21' 1" x 18' 9")

Sun Room

5.20m x 2.92m (17' 1" x 9' 7")

Kitchen

3.12m x 3.07m (10' 3" x 10' 1")

Bathroom

3.16m x 2.70m (10' 4" x 8' 10")

Bedroom 2

4.36m x 2.55m (14' 4" x 8' 4")

Shower Room

2.47m x 1.54m (8' 1" x 5' 1")

Snug/Dressing Area

5.14m x 4.41m (16' 10" x 14' 6")

Master Bedroom

4.41m x 3.52m (14' 6" x 11' 7")

Garden

The tiered garden offers various areas to sit and enjoy the sunsets while also providing space for playing, gardening and al fresco dining, including a large summerhouse which has often been used as an extra entertaining space.

Parking

There is parking for three/four vehicles and the Lihou car park is next door.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Unique location
- Sea and Island views
- Full of character
- Opportunity to extend

SERVICES

Mains water and electricity.
Cesspit drainage.

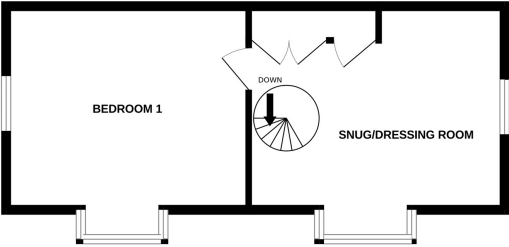
APPLIANCES INCLUDED

- Stove
- Gas hob
- Extractor fan
- Integrated fridge
- Integrated freezer
- Neff integrated dishwasher

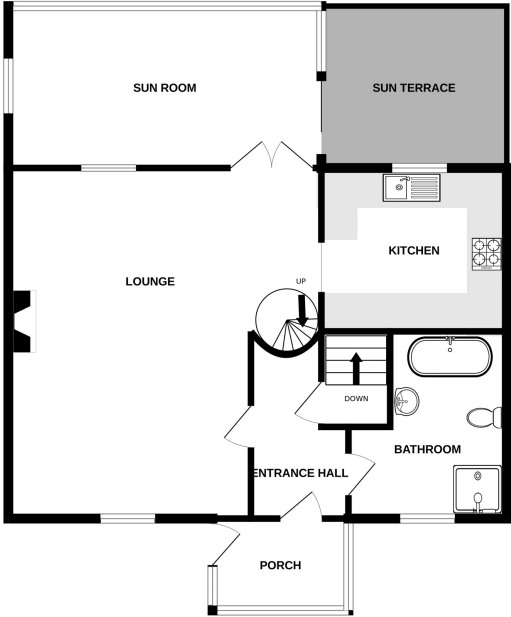
SCHOOL CATCHMENT

La Houguette Primary School and
La Mare de Carteret High School

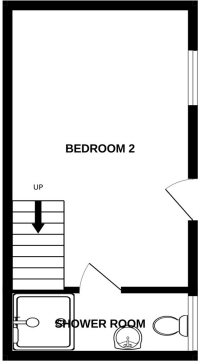
1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



CHANT DE LA MER

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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