



Le Rocher

Route de Pulias | St Sampson | GY24TE

This eye-catching cottage sits a stone's throw from the beaches at Portinfer and Port Grat while having the amenities at Rouse and Port Soif a short walk away. Le Rocher is a surprisingly spacious family home, boasting character and charm with breath-taking sea views from the majority of the rooms. Accommodation comprises porch, large lounge, open plan kitchen/diner/sunroom, three bedrooms (all with en-suite bathrooms), a snug which could become bedroom four with minimal work, a pantry and a utility room. To the rear of the property is a low-maintenance garden, landscaped in a Mediterranean style with gravel areas, a large patio and numerous mature flower beds. The front driveway provides parking for a number of vehicles. This wonderful property truly belies the exterior and must be viewed internally to truly appreciate what is on offer.

3 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

£950,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS



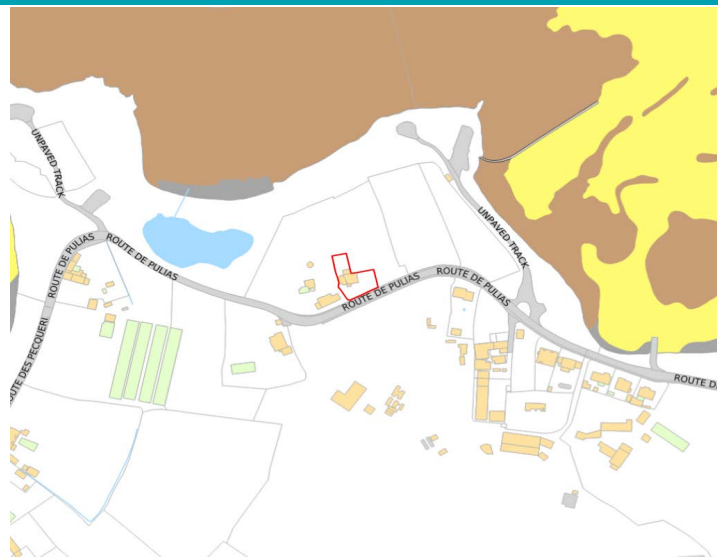
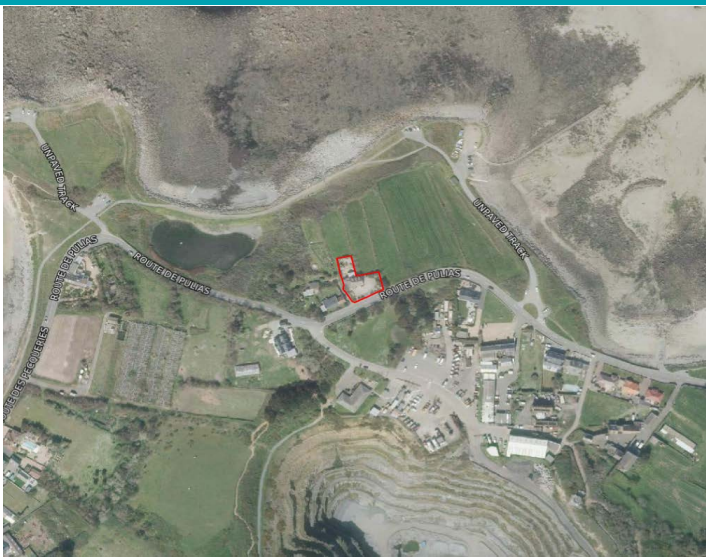
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

2.30m x 2.13m (7' 7" x 7' 0")

Lounge

5.13m x 4.57m (16' 10" x 15' 0")

Sun Room

5.41m x 3.86m (17' 9" x 12' 8")

Kitchen/Diner

5.18m x 2.49m (17' 0" x 8' 2")

Pantry

2.59m x 2.44m (8' 6" x 8' 0")

Utility

5.79m x 2.44m (19' 0" x 8' 0")

Bedroom 2

4.57m x 3.20m (15' 0" x 10' 6")

Bedroom 3

3.25m x 2.54m (10' 8" x 8' 4")

Snug

5.49m x 4.65m (18' 0" x 15' 3")

Bedroom 1

5.49m x 3.20m (18' 0" x 10' 6")

Garden

To the rear of the property is a low-maintenance garden, landscaped in a Mediterranean style with gravel areas, a large patio and numerous mature flower beds.

Parking

The front driveway provides parking for a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Stunning coastal views
- Spacious accommodation
- Full of character
- Low maintenance garden
- Abundance of parking

SERVICES

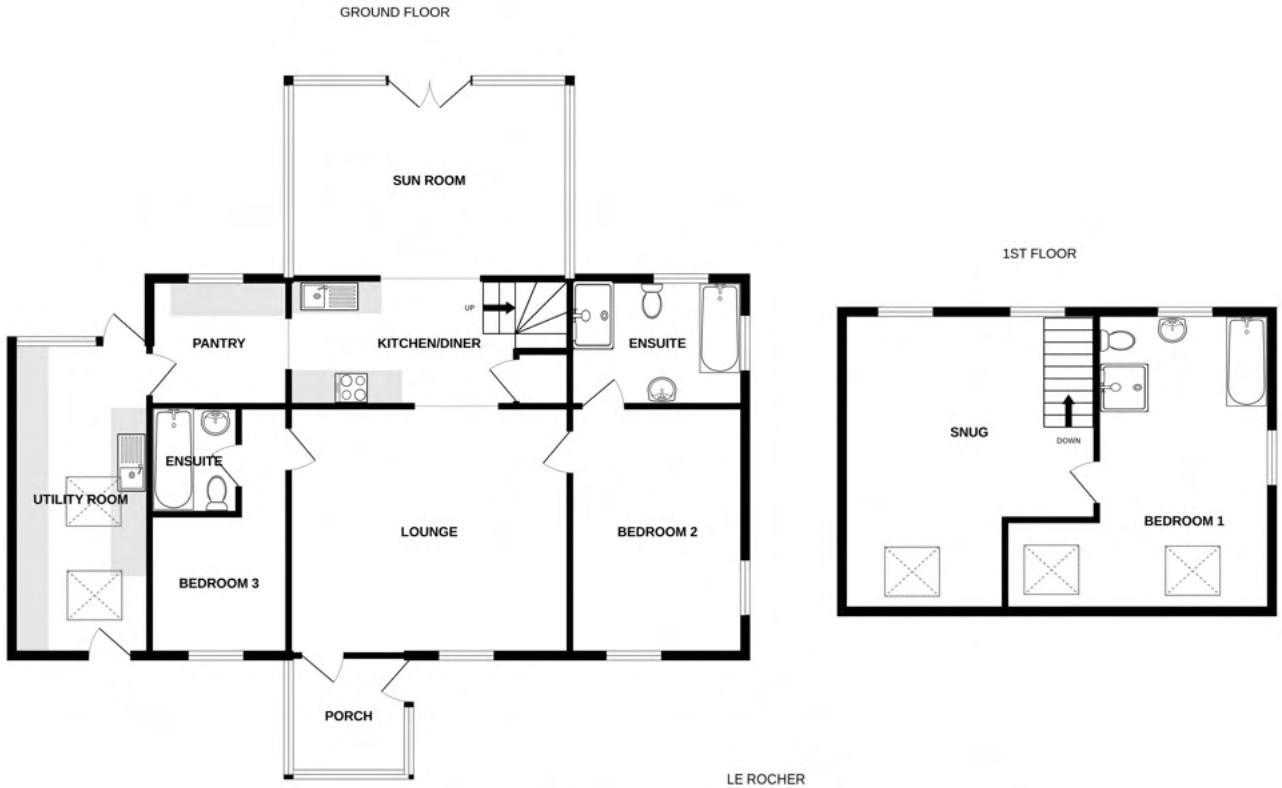
Mains electricity. Cesspit drainage. Bore hole water, mains in the road.

APPLIANCES INCLUDED

To be agreed at sale

SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampson High School



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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