

SOLE  
AGENT

## Misty View Cottage

Rocque Poisson | St Pierre du Bois | GY79HW

This beautiful, traditional fishermen's cottage has been recently modernised and extended by the current owners while still keeping the character and charm you would want in a building of this age and style. This wonderful home sits in a highly desirable coastal spot with the west coast beaches practically on your doorstep, which means the front garden of Misty View Cottage is an ideal spot to watch the summer sunsets. The accommodation is presented in immaculate condition and comprises lounge, kitchen/diner, two double bedrooms and a bathroom. There is a large summerhouse (with power and heating) in the rear garden which is cleverly placed to be able to take advantage of the sea views. The garden is partially lawned but has a large patio which is accessed from the bi-folding doors of the main living space. The gravel area at the front and side of this picturesque house provides parking for numerous vehicles.

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2 BEDROOMS

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1 BATHROOM

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1 RECEPTION

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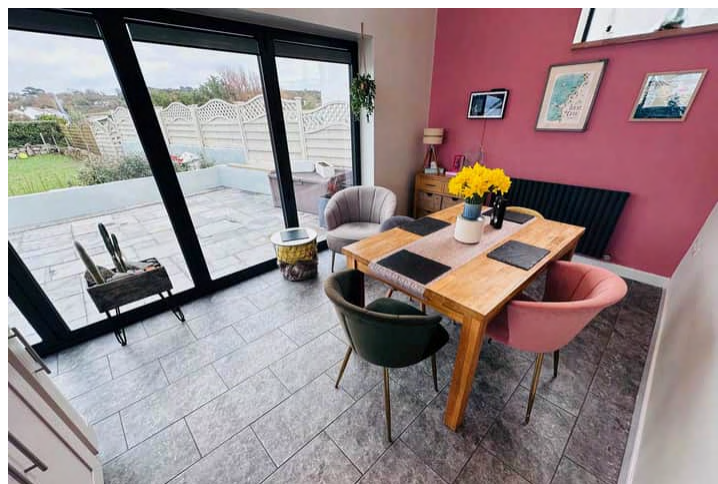
**£825,000**

ESTATE AGENTS & PROPERTY MANAGERS

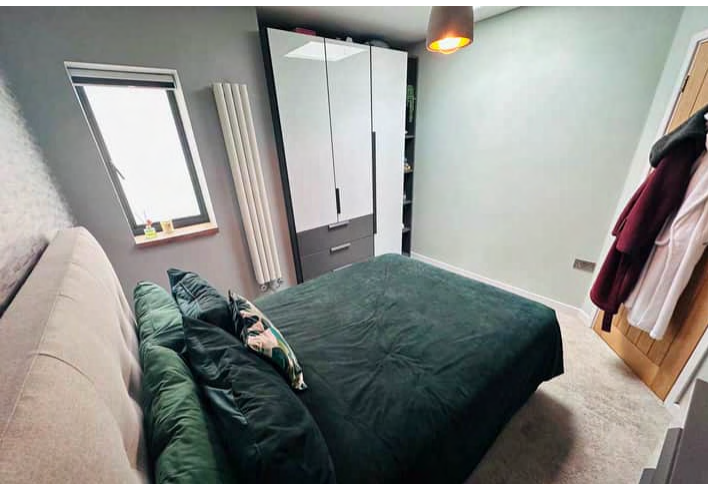
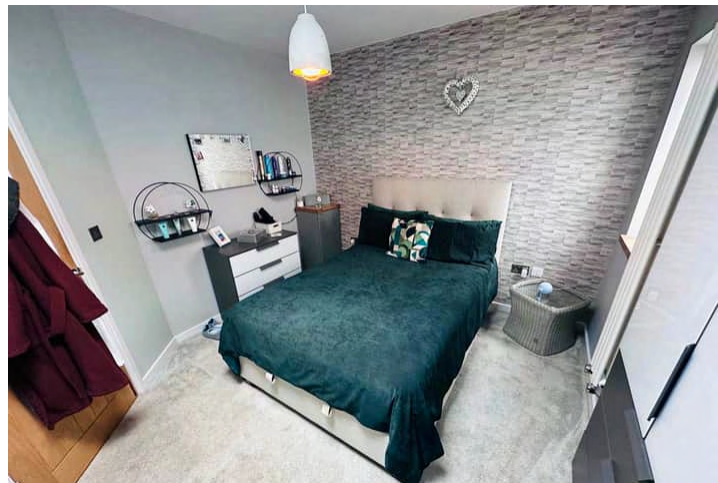
Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



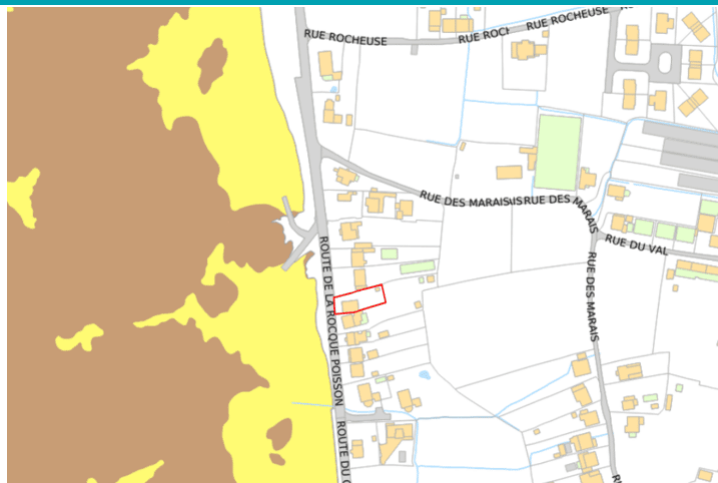
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Lounge

4.34m x 3.53m (14' 3" x 11' 7")

## Kitchen/Family Room

6.95m x 3.89m (22' 10" x 12' 9")

## Rear Hall

2.72m x 1.95m (8' 11" x 6' 5")

## Bedroom 1

3.56m x 3.14m (11' 8" x 10' 4")

## Bedroom 2

3.25m x 3.12m (10' 8" x 10' 3")

## Bathroom

2.32m x 1.96m (7' 7" x 6' 5")

## Garden

The garden is partially lawned but has a large patio which is accessed from the bi-folding doors of the main living space.

## Parking

The gravel area at the front and side of this picturesque house provides parking for numerous vehicles.

## PRICE INCLUDES

Blinds and flooring as fitted

## SPECIAL FEATURES

- Traditional fishermen's cottage
- Immaculate condition
- Desirable location
- Wood burning stove
- Sea views

## SERVICES

Mains water and electric. Cesspit drainage.

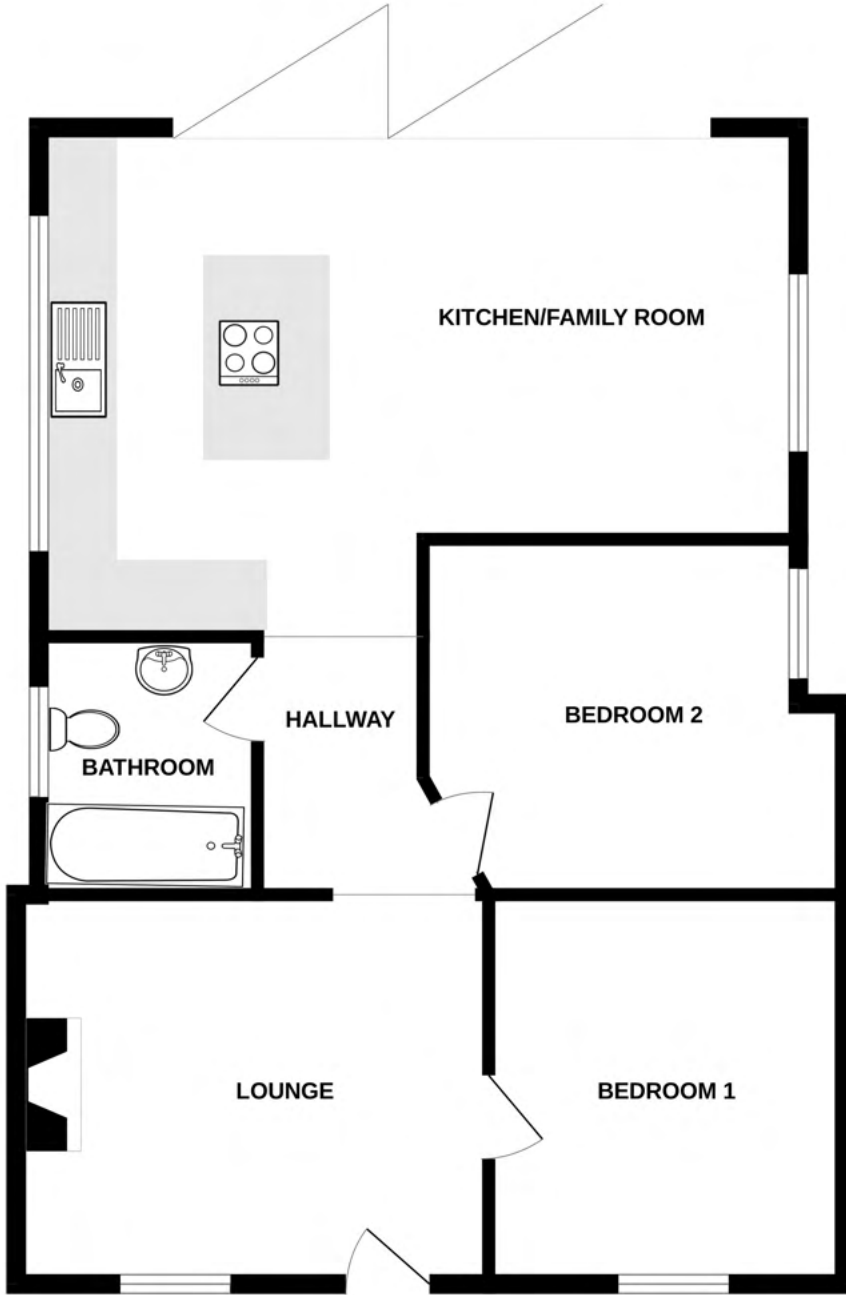
## APPLIANCES INCLUDED

To be agreed at sale

## SCHOOL CATCHMENT

La Houquette Primary School and La Mare de Carteret High School

GROUND FLOOR



MISTY VIEW COTTAGE

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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