



# LES BOIS VERTS

Rue Collas Simon, Torteval, Guernsey, GY8 0LG

£2,250,000

Open Market

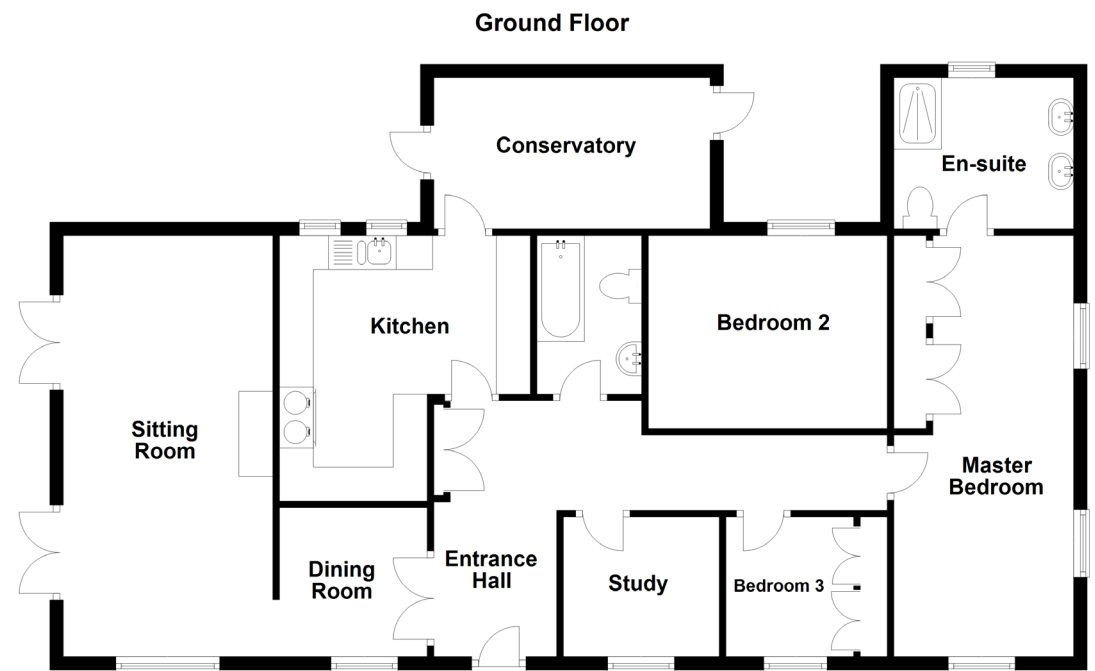




Secluded rural location  
Three acre site  
Some sea views  
Single storey property  
Three bedrooms plus study  
Three reception rooms  
Swimming pool  
Stables  
Potential for further development









## About Les Bois Verts

Sitting in a quiet rural lane Les Bois Verts enjoys total privacy and seclusion. The single storey property offers three bedroomed accommodation and enjoys sea views from the master bedroom suite; in addition there are two further bedrooms, a study, sitting room and dining room with some sea views, kitchen and conservatory. The sitting room is south facing and has patio doors leading to the terrace which overlooks the swimming pool and garden beyond. The accommodation is completed with a large single garage and store room. Included with the property are two agricultural fields one of which has two adjacent stables. The property is in good order and offers ready to move into accommodation however there may be an opportunity to further develop the property, subject to planning permission, which had been granted to a previous owner.

## ACCOMMODATION COMPRISING

### GROUND FLOOR

#### Entrance Lobby

5'11" x 4'7" (1.8m x 1.4m)  
Glazed door to...

#### Entrance Hall

11'6" x 5'7" (3.5m x 1.7m)  
Range of cupboards. Half glazed double doors leading into...

#### Hallway

22'4" (6.8) x 5'7" (1.7) max & 2'11" (0.9) min

#### Dining Room

11'8" x 11'7" (3.56m x 3.53m)  
2.1m archway to...

#### Sitting Room

23'11" x 11'2" (7.3m x 3.4m)  
Granite fireplace. Range of fitted display cupboards, drawers and shelving including television cabinet. Two pairs of sliding doors leading to the terrace overlooking the swimming pool, and two fixed full length windows with great views.

#### Kitchen

19'8" x 11'6" (6m x 3.5m)  
Fitted with a range of light maple wall and base units with Corian work surfaces over. Two windows overlooking the rear garden.  
Door to...

#### Conservatory

16'9" x 9'10" (5.1m x 3m)  
Doors at either side leading to patio.

#### Study

9'10" x 9'9" (3m x 2.97m)  
Window to front. Fitted double wardrobe and shelving.

#### Bathroom

7'6" x 6'5" (2.29m x 1.96m)  
Three piece white suite.

#### Bedroom 2

12'6" x 9'6" (3.8m x 2.9m)  
Window to rear.

#### Bedroom 3

9'6" x (2.9m x)  
Wall of fitted wardrobes. Window to front.

#### Master Bedroom

26'11" x 9'8" (8.2m x 2.95m)  
Wall of fitted wardrobes and further fitted double wardrobe. Two windows to side and window to front offering lovely views across fields to the sea at Fort Saumarez. Door to...

#### Ensuite Shower Room

9'6" x 6'7" (2.9m x 2m)  
Five piece white suite of double wash hand basins, wc bidet and large steam shower with built-in seats. Fully tiled.

#### Garage

17'1" x 16'5" (5.2m x 5m)  
Up-and-over door to the front.

### OUTSIDE

#### Front

The property is approached over a tarmac driveway which leads to the garage. Two flights of steps lead up to the front door.

#### Rear

To the rear of the house is a stone bond paved patio area offering total privacy. To the southern side of the house at the lower level is a swimming pool beyond which is a lawned garden. Immediately behind the garage is a storeroom. A pathway leads to a lovely sheltered garden which is behind the swimming pool terrace. Adjacent to the swimming pool is a changing room with w.c. and shower, alongside which is the pool pump room housing the boiler (not in use) and filtration equipment.

#### Boiler Room

8'2" x 6'11" (2.5m x 2.1m)

#### Changing Room

9'10" x 6'7" (3m x 2m)  
Fitted with a three piece suite of wash hand basin, wc and shower.

At the far side of the garden beyond the petanque court and behind a mature hedge there is access to one agricultural field which has other access from Rue de L'Aitte and a pathway leads down to the other field which houses a stable block and also has access to the lane. A wide pathway from the stable block leads back up to the driveway.

#### Appliances

Oil fired Aga, Panasonic microwave, Neff oven, Hotpoint washing machine, Bosch tumble dryer, integrated dishwasher.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage.

**Price includes:** Carpets, curtains, light fittings and appliances as listed.