

## **1 LA CHARROTERIE COTTAGES LA CHARROTERIE ST PETER PORT**

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Ref: LR1748  
TRP 103

\*LISTED INTERIOR & EXTERIOR\*



**PRICE: £199,000**

**Number 1 La Charroterie Cottages is a listed, end-of-terrace property situated on the outskirts of Town within walking distance of the shops and restaurants. The cottage is in need of renovation and whilst it could become a one-bedroom home, there is scope, subject to the normal permissions to create additional accommodation in the loft space. This is an interesting and challenging project for those wanting to create a modern home from a period cottage.**

### **SUMMARY OF ACCOMMODATION**

**Kitchen: Lounge: Rear Porch: Landing: Bedroom: Bathroom: Attic Room: Rear Courtyard:  
On Street Parking**

**No 1 La Charroterie Cottages, La Charroterie, St Peter Port**

**ACCOMMODATION COMPRISES:**

Half glazed wooden door with opaque glass opens into:

**Kitchen:** **12'(max) x 8' (max).** Window to front. Tiled floor. Partly tiled walls. Fitted with a range of light wood base and wall units with granite effect worksurfaces incorporating stainless steel sink and drainer unit. Door and step down to:

**Lounge:** **12' x 10'3"**. Two windows to front. Beamed ceiling. Working fireplace with tiled hearth, surround and mantle. Access to understairs storage. Rough rendered wall. Cupboard housing electric meters. Door to:

**Rear Porch:** **5' x 4'.** Half glazed wooden door with opaque glass to rear courtyard. Stairs to first floor.

**FIRST FLOOR**

**Landing:** **8'8"(max) x 6'.** Hatch access to attic room. **NB.** The attic room measures approximately **17' (into eaves) by 11'**. It is floored, there is a roof light to rear and it appears to have been used for habitable accommodation in the past with access by loft ladder.

**Bedroom:** **16'7"(max) x 7'5"**. Two windows to front. Beamed ceiling.

**Bathroom:** **17'3"(max) x 9'3"**. Two window to front. Tiled walls. Cupboard housing hot water cylinder. Door to airing cupboard. Four piece white suite comprising bath, pedestal wash hand basin, walk-in shower cubicle and wc.

**EXTERIOR**

**Rear:** From the rear porch a door opens out to a courtyard measuring **10' x 6'**. This area is bounded by a high granite wall on one side and a **6'** timber shed to the other. A door provides access to a brick built shed measuring **7'1" x 6'(max)**.

**NB.** In addition to the listing of the building, there is an entry in the Protected Monuments List in respect of Boundary Stone No.3 of 'Fief Rozel' which is located on the right hand corner of the front outside wall.

