

PRES DES PUIT MONT D'AVAL CASTEL

Ref: LR1760

Perry's Guide: Page 15F3

TRP 205

LOCAL MARKET



PRICE £609,000

Cranfords are pleased to offer for sale this substantial semi-detached home a short walk from Saumarez Park and a brief drive from the west coast beaches. Pres des Puit is set in beautiful gardens of approximately 150 x 40 feet which enjoy a high degree of privacy. There is plenty of parking and a detached double garage and studio. Accommodation includes a light and airy 27 foot lounge/dining room, Shaker-style kitchen and breakfast room and four bedrooms, one with ensuite shower room. Whilst a number of period features of this elegant 1930's property have been retained, it benefits from new uPVC double-glazing and has been thermo-boarded throughout. Permission in principle, now lapsed, was previously granted in respect of an extension at first floor level above the ground floor bedroom. Pres des Puit is a lovely family home set in delightful gardens in a superb location.

SUMMARY OF ACCOMMODATION

**Entrance Hall: Lounge/Dining Room: Kitchen: Breakfast Room: Sunlounge: Landing: Bathroom:
Four Bedroom (one with ensuite): Gardens: Double Garage/Workshop: Parking**

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ACCOMMODATION COMPRISES:

Half glazed uPVC front door with opaque glass opens into:

Entrance Hall: **10'9" x 7'.** Stairs to first floor. Coving. Radiator. Access to understairs storage. Coat hooks. Original wood block flooring. Doors to:

Bedroom 3: **12' x 9'2".** Window to front. Window to side. Coving. Radiator. Built-in wardrobe with hanging rail and storage cupboard above. Door to:

Ensuite

Shower: **9' x 4'4".** Coving. Half tiled walls. Vent Axia extractor fan. Radiator with towel rail over. Three piece white suite comprising walk-in shower with Redring Expressions electric shower, wash hand basin set into vanity unit with storage cupboard below and wall-mounted mirror-fronted medicine cabinet over, and low flush wc.

Lounge/Dining Room:

27'3" x 13'. Large bay window to front. Two radiators. Downlighters. Pine floorboards. Range of built-in lounge furniture including display shelving, storage cupboards and open shelving. Feature cast-iron fireplace with slate hearth and ornate surround, and additional blocked fireplace. Doors to:

Kitchen: **14'3" x 8'5" (max).** Window to rear. Wood effect flooring. Coving. Door to understairs storage housing Tribune hot water cylinder. Ceiling mounted spotlights. Fitted with a range of Shaker style base and wall units with wood worksurfaces incorporating stainless steel sink and drainer unit and tiled splashbacks. Integrated appliances include Hotpoint oven with two double ring hobs and extractor fan over. Hotpoint Aquarius dishwasher. Large understairs storage cupboard. Open through to:

Breakfast Room: **9' x 8'2".** Window to rear. Fully glazed uPVC door to rear. Wood effect flooring. Coving. Downlighters. Fitted with a range of Shaker style base and wall units with wood worksurfaces matching those in the kitchen. Appliances include Hotpoint Iced Diamond freezer, Hotpoint Aquarius washing machine. Grant oil-fired boiler. Walls panelled to dado height.

From the Lounge/Dining Room, sliding door to:

Sunlounge: **14'6" x 12'.** uPVC construction built on low-height walls with double-glazed roof over. Radiator. Tiled floor. Fitted ceiling and window blinds. Combined ceiling fan/spotlight. Fully glazed double doors to rear garden.

FIRST FLOOR

Landing: **9' x 5'4".** Window to side over stairs. Coving. Built-in storage cupboard with display shelf over. Doors to:

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- Bathroom:** **6'7" x 5'5"**. Window to front with opaque glass. Radiator with towel rail over. Fully tiled walls. Three piece white suite comprising bath with shower over, pedestal wash hand basin inset into vanity unit with storage cupboard below and low flush wc. Extractor fan. Wall-mounted mirror-fronted medicine cabinet. Wall-mounted Dimplex heater. Wall-mounted mirror with display shelf.
- Bedroom 2:** **13' (max) x 10'6"**. Window to front. Radiator. Coving. Downlighters. Built-in bedroom furniture comprising double wardrobe, dressing table with inset wash hand basin and various storage cupboards and drawers.
- Bedroom 1:** **14' x 10'**. Window to rear with lovely views over the garden and surrounding fields. Radiator. Coving. Downlighters. Built-in bedroom furniture comprising two double wardrobes, two bedside tables, dressing table and various storage cupboards and drawers.
- Bedroom 4:** **10'2" x 8'**. Window to rear with lovely views over the garden. Radiator. Coving. Access to loft space. Wall-mounted wash hand basin with tiled splashbacks.

EXTERIOR

- FRONT:** From the road a gateway opens onto a tarmac parking area with space for 5 or more cars. The front garden is laid to lawn with low-height pink granite walls to the front and side and a variety of shrubs forming the boundary to the other. In one corner is a small tree, flowering shrubs and bushes. A wooden gate gives access to the driveway down the side of the property which could provide additional parking. The boundary is marked by a 5' high rough rendered wall with high hedging above.
- REAR:** There is a gate and steps up to the patio from which there are doors into sunlounge and kitchen. There are two steps down from the patio to the beautiful and extensive lawned rear gardens which are bounded for the most part by fencing and high hedging. At the end of the drive is a:
- Double Garage:** **27' x 17'6"**. The garage is block built and split into two areas: a double garage and a studio.
- Garage:** **16'4" x 16'2"**. Double up-and-over door. uPVC window to side. Power, light and plumbing. Fitted with a range of base and wall units. To one side the double garage extends back for a further **12' x 4'5"**, where there is a sink and drainer unit with cupboards below and a Heatrae Sadia hot water heater. Appliances include Electrolux tumble dryer and Servis fridge. To the other side of the garage, a door leads to a:

Studio/Office: **12' x 9'9"**. Window to rear. Window to side. Half glazed uPVC door to rear. Coving. Built-in cupboards with shelving. This could be used as a studio/office or as an additional bedroom for guests.

To the side of the garage is a paved patio (**23' x 7'9"**). A wooden arch alongside a raised flower bed opens into another section of this lovely southeast facing garden. There is an aluminium domestic greenhouse (**15' x 6'**) and an external water supply.

A path runs down the centre of the lawn past a timber garden shed (**7' x 7'**) through another timber arch to a further lawned area which runs to a small stream, making the boundary with the neighbouring property. There are attractive flower borders, rockeries and a wide variety of shrubs and small trees. These beautiful gardens are approximately 150' in length and a real credit to the current owners.

SERVICES: Mains electricity, water and drainage. Oil-fired central heating. Gas capped on site.

PRICE INCLUDES: Carpets, curtains, light fittings and appliances as detailed.

NB: The furniture and two cars – a Mercedes 320CLK and a Honda Jazz auto - are available by separate negotiation.

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

PLEASE NOTE: If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of **CRANFORDS ESTATE AGENCY LTD**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORDS ESTATE AGENCY LTD**.



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