

## **LES BAS COURTILS GRANDES MAISONS ROAD ST SAMPSONS**

Perry's Guide: Page 11E4

Ref: LR1791

TRP 178

### LOCAL MARKET



**PRICE £420,000**

**Les Bas Courtils is a superb period house which has been renovated with great care and attention to detail by the present owners and now combines period charm with modern living. This attractive semi-detached property dates back to the early 19<sup>th</sup> century and is located a stone's throw from the East Coast. The accommodation includes beautiful reception rooms, a shaker-style kitchen which opens into a sun lounge, two good sized double bedrooms and a study/box room. A particular feature is the immaculate landscaped rear garden with a raised, decked area over an ornamental fish pond, barbeque area, lawn and hot-tub. With a useful workshop/store to one side and good parking opportunities nearby, Les Bas Courtils is a delightful family home which will impress on any viewing.**

### **SUMMARY OF ACCOMMODATION**

**Entrance Hall: Dining Room: Lounge: Kitchen: Bathroom: WC: Sun Lounge: Two Bedrooms: Study/Box Room: Gardens: Workshop/Store: Public parking nearby**

**Les Bas Courtils, Grandes Maisons Road, St Sampsons**

**ACCOMMODATION COMPRISES:**

**uPVC door with glazed inserts with opaque glass opens into:**

**Entrance Hall:** Tiled floor. Cloaks cupboard housing electricity meters. Radiator with cover. Open staircase to first floor. Access to understairs storage. Doors to:

**Dining Room:** **14' x 13'.** Two windows to front. Beamed ceiling. Radiator with cover. Feature fireplace (currently boarded up) with solid wood lintel over.

**Lounge:** **15' x 14'.** Two windows to front. Solid wood floor. Beamed ceiling. Multi-fuel stove set on slate hearth with solid wood lintel over and alcove to either side with shelving. Radiator.

Returning to the entrance hall, arched opening and step down to:

**Kitchen:** **15'4" x 9'.** Window to rear into Sun Lounge. Solid polished wood floor. Radiator. Full-height cupboard with shelving. Downlighters. Fully fitted with a range of Shaker-style base and wall units with solid wood worksurfaces incorporating a Belfast sink, and tiled splashbacks. Appliances include Bosch Excell dishwasher, plumbing for washing machine. Built-in extractor fan. Doors to:

**Bathroom:** **9'2" x 5'2".** Window to rear with opaque glass. Fully tiled floor and walls. Three piece white suite comprising walk-in corner shower with glazed surround and Heatstore Auto Thermostatic shower, freestanding roll-top bath with telephone-style shower attachments over and wash hand basin set on vanity unit with shelving and storage cupboard below. Wall-mounted, mirror-fronted medicine cabinet. Wall-mounted mirror with light. Wall-mounted heated towel rail. Manrose extractor fan. Separate door to:

**WC:** **5'1" x 3'.** Window to rear with opaque glass. Tiled floor. WC with concealed cistern set into unit with storage.

**Sun Lounge:** **14'9" x 9'8".** Solid wood floor. uPVC construction built on low height walls. Double patio doors to one side.

**FIRST FLOOR**

**Landing:** **14' x 6'4".** Window to rear. Radiator. Access to loft space. Doors to:

**Bedroom 1:** **14'6" x 12'2".** Two windows to front. Window to rear looking out onto the garden. Downlighters. Coving. Radiator with cover. Original solid wood floor. Original feature cast iron fireplace with wood surround and mantle. Two Guernsey cupboards. Two free-standing double wardrobes.

**Bedroom 2:** **14'6" x 12'2".** Two windows to front. Window to rear looking out onto the garden. Downlighters. Coving. Radiator with cover. Original solid wood floor. Alcove with shelving.

**Study/Box Room:** **6' x 5'4".** Window to front. Wood laminate floor. Wall-mounted shelves.

**Les Bas Courtils, Grandes Maisons Road, St Sampsons**

**EXTERIOR**

**FRONT:** From the low granite wall, two entrances open onto a large gravelled area and a short paved path leads to the front door. There is an external water supply in one corner, alongside the door to the workshop/store.

**REAR:**

**Workshop/Store:** **23' x 7' (max).** Timber door to front. Power and light supplies. High ceiling. Vaillant gas boiler. Stone trough with water supply. Remains of old brick fireplace. uPVC window to side.

From the sun lounge, fully glazed double doors open onto a large and enclosed paved patio (**15' x 10' avg**) which leads around the sun lounge to a further patio (**16' x 10'**) on which sits an eight-person spa. Beyond this is a small storage area with outside power points (**10'3" x 3'6"**). The patio opens out onto a beautiful landscaped garden enclosed on two sides by high fencing and to the third by a 7' high wall. The garden comprises a central circular lawn surrounded by gravel planters and in one corner is a large, raised decked area (**20' x 18'**) which looks down onto an attractive ornate fish pond. There is also a barbeque area and a small timber garden shed (5' x 4'). There is a water supply from an ornamental pump and exterior power and lighting. The private, attractive gardens are a real credit to the current owners.

**SERVICES:** Mains electricity, water, gas and drainage. Gas fired central heating.

**N.B.:** The current owners have an informal agreement to park in the evenings in the adjacent premises.

**PRICE INCLUDES:** Carpets, curtains, light fittings and appliances as detailed. **N.B.** Rangemaster oven in the kitchen and the television sets in the kitchen and bedrooms are available to purchase 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 **CRANFORD ESTATE AGENCY LTD.**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORD ESTATE AGENCY LTD.**

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