

## **LE COURTIL BLONDEL ROUTE DE ST ANDRÉ ST ANDREWS**

Ref: LR1813

Perry's Guide: Page 24B3

TRP 239



**PRICE: £450,000**

**Cranfords are delighted to offer Le Courtil Blondel to the market. Well-located in the heart of St Andrews, this property is perfect for someone looking for a good-sized renovation project. Accommodation currently comprises a lounge, dining room, kitchen, two bathrooms, two separate wcs, sunlounge and three bedrooms. Of particular note are the two attic rooms, which, given the relevant permissions, could be converted to provide further accommodation. There is also a good sized basement, opening out onto the superb, large rear garden, which has the potential to provide a glorious area for sitting out or entertaining. Add to this a side garage and ample parking to the front, and you have the perfect opportunity to create a stunning family home.**

### **SUMMARY OF ACCOMMODATION:**

**Entrance Hall: Lounge: Dining Room: Kitchen: Two Bathrooms: Two WCs: Sunlounge: Three Bedrooms: Two Attic Rooms: Garage: Boiler Room: Gardens: Parking**

**Le Courtil Blondel, Route de St André, St Andrews**

**ACCOMMODATION COMPRISES**

**Wooden door with opaque glass panels opens into:**

- Entrance Hall:** **16'8" x 4'7"**. Cupboard housing electrics. Corner cupboard housing mains gas connection. Radiator. Stairs to first floor with under-stairs access to basement. Door to lounge and kitchen. Door to:
- Dining Room:** **15' x 13'4"**. Window to front. Radiator. Serving hatch to Kitchen.
- Lounge:** **15' x 13'4"**. Window to front. Radiator. Mirrored recess with shelving and cupboard under.
- Kitchen:** **11'8" x 11'2"**. Window to rear. Door to rear leading out into sunlounge. Radiator. Fitted with a range of base units with wood-effect worksurfaces over, incorporating double bowl stainless steel sink and drainer unit. Fully tiled walls. Wall-mounted cupboard. Recess for cooker. Sliding door to:
- Bathroom:** **7'8" x 7'**. Window into sunlounge with opaque glass. Walk-in seated bath and plumbing for wash hand basin. Door to:
- WC:** **4'9" X 3'4"**. Rough rendered wall. Two piece white suite comprising pedestal wash hand basin and wc. Door to cupboard housing water tank.
- From the Kitchen, sliding glazed door to:
- Sunlounge:** **10'2" x 6'8"**. Timber construction with glazed panels and corrugate uPVC roof. Door to either side out onto the rear garden.
- From the Entrance Hall, door under stairs and eight steps down lead to:
- Basement/Wine Cellar:** **13'9" x 13'9"**. 6' head height. Wooden stable door to rear garden.
- From Entrance Hall, stairs lead to:

**FIRST FLOOR**

- Half Landing:** Radiator. Two steps up to:
- WC:** **4' X 3'2"**. Window to side with opaque glass.
- Bathroom:** **8'10" x 7'**. Window to rear overlooking rear garden. Fully tiled walls. Two piece suite comprising bath in tiled surround with twin grips and shower attachment over with glazed screen, and wash hand basin set in vanity unit with surrounding cupboards and mirror and shelving behind.
- Bedroom 3:** **11'3" x 11'3"(max)**. Window to rear overlooking rear garden. Radiator. Two cupboards.
- From half landing, four steps up to:
- Landing:** **8'4" x 6'6"**. Window to front. Door to:

## **Le Courtil Blondel, Route de St André, St Andrews**

**Bedroom 2:** 16'3" x 12'3". Window to front. Radiator. Mirrored corner wardrobe.

**Bedroom 1:** 16'3" x 13'9". Window to front. Radiator. Recess with spotlight. Blocked-off fireplace (could be reinstated). Guernsey cupboard.

From landing, door and stairs lead up to:

**Attic Room 1:** 19'10" x 7'9". Window to rear. Skylight to front. Part wood-panelling.

**Attic Room 2:** 13'10" x 7'9". Two skylights. Exposed brick work

### **EXTERIOR**

**FRONT:** From the road, an opening in the wall leads to a graveled area providing ample parking. The front is bounded on all sides by low height walls. A graveled pathway leads to the front door and there are two lawned areas either side of this with mature shrubs.

**REAR:** From the sunlounge, a path leads out past the:

**Garage:** 15'5" x 9'5". Block built with uPVC corrugated roof. Power and light supplies. **NB.** The garage is accessed through a private road behind Le Courtil Blondel, over which this property has a right of way.

**Boiler Room:** 15'5" x 9'5". Housing boiler and electrics.

The rear garden is a good size and is mostly laid to lawn, with a small graveled area and a pathway leading around and back down the other side. It has an array of fruit trees and an old aviary to one side. The garden is bounded by high conifers. A hard-standing and door to one side provides access to the Basement. With a bit of TLC and a determined mind, this private garden will be a lovely area for sitting out and enjoying the sun.

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

**PRICE INCLUDES:** Light fittings as detailed.

**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**.

**Le Courtil Blondel, Route de St André, St Andrews**



**Lounge**



**Dining Room/Bed 4**



**Kitchen**



**Kitchen**



**Downstairs Bathroom/ Utility**



**Basement/Cellar**

**Le Courtil Blondel, Route de St André, St Andrews**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Attic Room 1**



**View of Garden from First Floor**