

## Le Pignon

## St Peter Port



Offered to the local market, La Pignon is a deceptively large bungalow situated in Le Foulon, just a stone's throw from the Rohais and its range of amenities. Its convenient location also means it's only a short drive to Town, making it an ideal spot for easy access to both local services and the wider area. Upon arrival, you're greeted by a spacious driveway with ample room to comfortably park up to five vehicles. As you step inside, you enter a long welcoming hallway that leads to several well-proportioned rooms. The first room on the right is a cozy living room, featuring a curved bay window and a traditional fireplace that creates a warm, homely atmosphere. Further down the hallway, you'll find a generous dining room, which offers versatility and could easily serve as a second bedroom if desired. The main bedroom, complete with fitted wardrobes, is spacious and well-appointed, and the family bathroom is located at the end of the hallway. The kitchen/diner is also of a good size, providing plenty of space for family meals and

- ✓ 2 Bedrooms
- ✓ 1 Bathroom
- ✓ Parking For 5 Vehicles
- ✓ Large Garage/Workshop
- ✓ Lots Of Potential For A New Owner
- ✓ Nearby Local Amenities
- ✓ Ideal FTB Or Downsize Opportunity
- ✓ TRP 110
- ✓ LR3289
- ✓ Chain Free

entertaining. On the first floor, there's a large attic room and a landing area, both of which could be transformed into an additional bedroom, subject to the necessary permissions. Externally, the property boasts a utility room, conservatory, garage/workshop, and an office on the side of the workshop, all contributing to the ample storage and workspace available. There's also a delightful, sunny garden area offering plenty of space for outdoor relaxation and activities. Viewing is highly recommended to fully appreciate all the potential that this property has to offer.



## Accommodation

### Ground Floor

#### Entrance Hall

41' 6" x 3' 2" (12.65m x 0.97m)

#### Living Room

12' 7" x 12' 4" (3.84m x 3.76m)

#### Bedroom 2/Dining Room

12' 4" x 11' 4" (3.76m x 3.45m)

#### Bedroom 1

Fitted Wardrobes

12' 5" x 12' 0" (3.78m x 3.66m)

#### Kitchen

Appliances include Leisure 4 ring electric hob and single oven, Hotpoint single oven, Hotpoint washing machine, Hotpoint fridge and Electronix freezer.

15' 5" x 11' 9" (4.70m x 3.58m)

#### Bathroom

10' 2" x 5' 0" (3.10m x 1.52m)

### First Floor

#### Attic Room

Max



Eaves storage.

20' 5" x 10' 5" (6.22m x 3.17m)

### Exterior

### Utility

8' 0" x 8' 0" (2.44m x 2.44m)

### Conservatory

8' 8" x 7' 8" (2.64m x 2.34m)

### Workshop/Garage

28' 5" x 12' 5" (8.66m x 3.78m)

### Office

### services

Mains electricity and water and drainage.  
Central heating.

### price includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

### possession

By arrangement.

### viewing

Strictly by appointment.

### please note

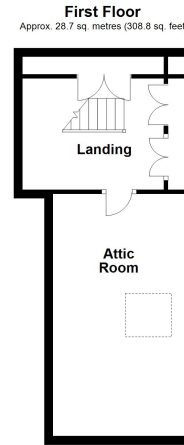
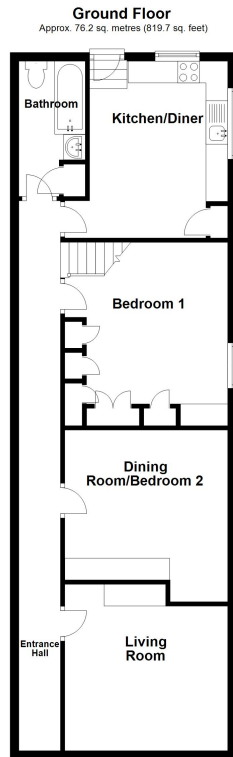
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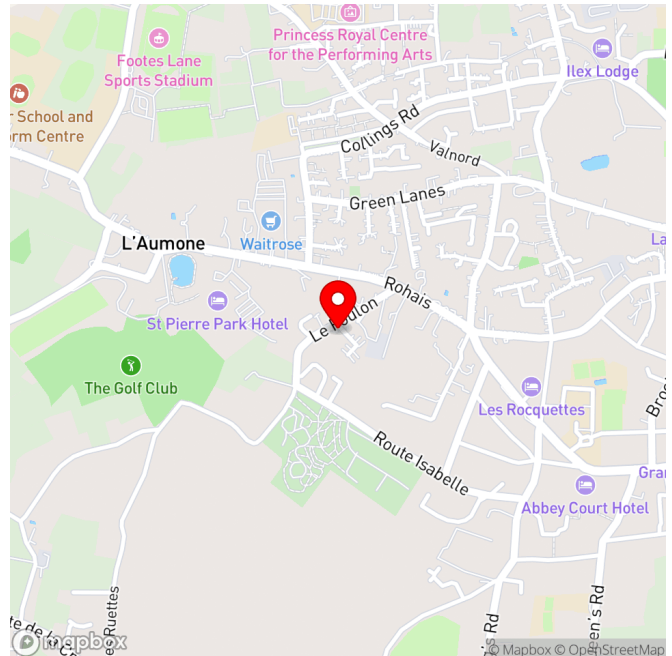


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Total area: approx. 104.8 sq. metres (1128.5 sq. feet)



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