

Loch Vien

Vale



Offered to the local market is Loch Vien, a beautifully presented traditional Guernsey cottage ideally positioned just minutes from L'Ancrese Common and Beaucette Marina. Full of charm and character, this delightful home offers three double bedrooms, a spacious lounge and dining area, kitchen, bathroom and utility room. The current owner has thoughtfully upgraded the property throughout, carefully enhancing the original cottage while preserving its character and charm. Improvements include a complete rewire and replumb, a new roof, along with a number of additional quality upgrades. Perfect as a lock-up-and-leave or low-maintenance home, Loch Vien benefits from private front and rear patio and gravel garden areas, ideal for entertaining or simply relaxing in peaceful surroundings. The property also offers parking for one standard-sized vehicle or two smaller cars. This is a truly wonderful home that effortlessly combines character with modern comfort, making it an ideal downsize, charming main residence

- ✓ 3 Bedrooms
- ✓ Fully Renovated  
By Current Owner
- ✓ Characterful  
Property  
Throughout
- ✓ Parking For 1/2  
Vehicles
- ✓ Scope To  
Increase Parking
- ✓ LR3380
- ✓ 1 Bathroom
- ✓ Excellent Finish  
Throughout
- ✓ Low Maintenance  
Gardens
- ✓ Lovely Coastal  
Walks Around  
The Area
- ✓ TRP 146

or excellent long-term investment opportunity. Viewing is highly recommended to fully appreciate everything Loch Vien has to offer.

## Accommodation

### Ground Floor

#### Lounge/Diner

17' 7" x 14' 4" (5.36m x 4.37m)

#### Kitchen

Appliances include Candy 4 ring electric hob, Cooke & Lewis single oven, cooker hood & Logic Fridge.

11' 5" x 6' 8" (3.48m x 2.03m)

#### Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

#### Utility

Includes Candy washing machine.

8' 0" x 5' 0" (2.44m x 1.52m)

#### Rear Porch

Built in storage.

5' 0" x 4' 0" (1.52m x 1.22m)

#### Bedroom 2

15' 5" x 12' 0" (4.70m x 3.66m)

#### W/C

8' 0" x 4' 6" (2.44m x 1.37m)

#### Boot Room



Stairs leading up to first floor.  
9' 0" x 6' 6" (2.74m x 1.98m)

### First Floor

#### Bedroom 1

Plumbing in place for En-Suite Bathroom.  
19' 0" x 14' 0" (5.79m x 4.27m)

#### Bedroom 3

Max.  
15' 0" x 12' 5" (4.57m x 3.78m)

### Services

Mains electricity, water and drainage. Oil central heating.

### Price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

### Possession

By arrangement.

### Viewing

Strictly by appointment.

### Please note

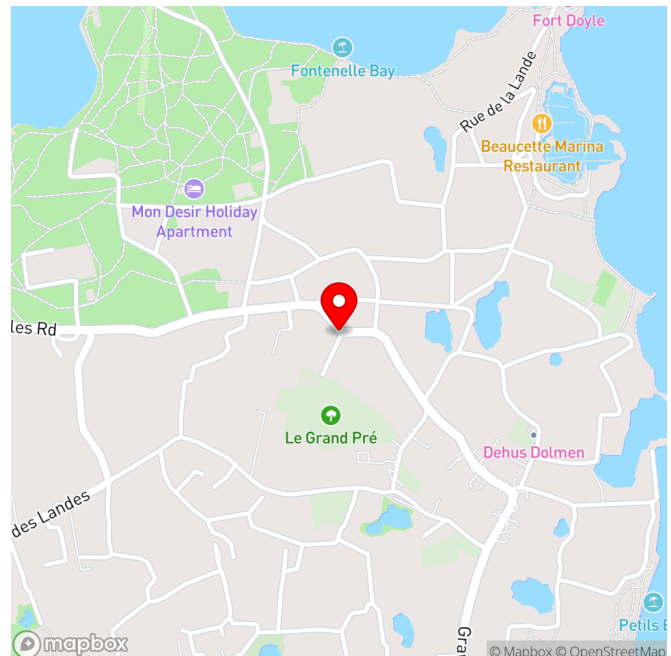
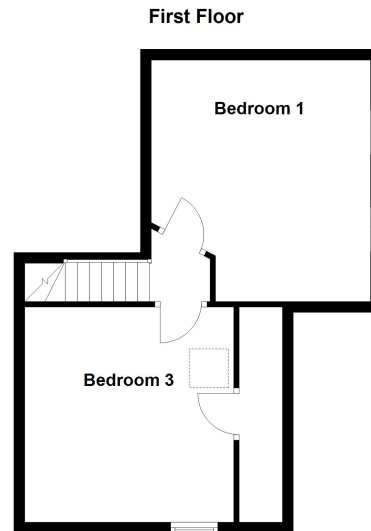
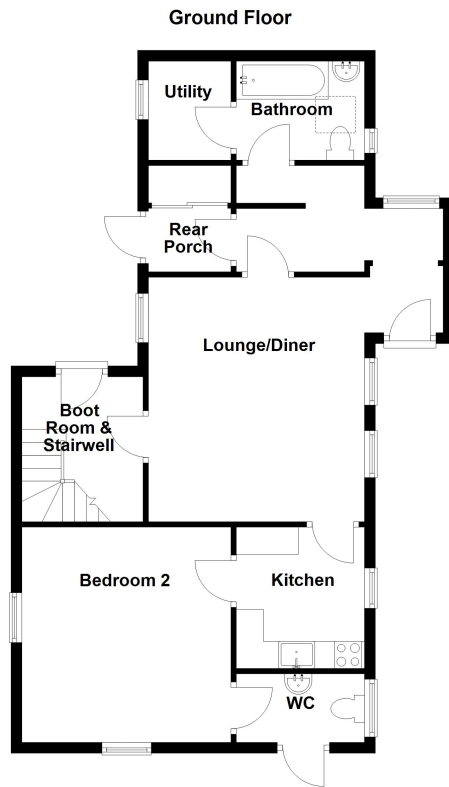
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