£1,295,000

Local Market

Les Quatre Vents

St Andrew



Cranfords are delighted to present Les Quatre Vents to the local market. Ideally situated just off Bailiff's Cross in the parish of St Andrew, this substantial family home enjoys a highly convenient central location, offering easy access to all parts of the island. Deceptively spacious throughout, Les Quatre Vents offers exceptionally versatile accommodation extending over three floors, making it ideal for growing families, multi-generational living, or those seeking flexible work-from-home space. The property provides up to eight bedrooms, allowing the layout to be adapted to suit a wide variety of lifestyle requirements. The ground floor comprises a welcoming sitting room, formal dining room, generous snug/family lounge, utility room, and Bedroom Eight, which could equally serve as a home office or playroom. A separate wing provides two additional bedrooms and a WC, creating an ideal space for guests, older children, or dependent relatives. On the first floor are three well-proportioned double bedrooms, a family bathroom, and a separate

- 8 Bedrooms
- 3 Bathrooms
- Large Family Home
- No Onward Chain
- Ample Parking
- Excellent Wing Potential
- Workshop/Studio
- Central Location
- Multi Generational Living
- New Boiler, Water Cylinder, Roof & Flat Roof
- Generously Sized Garden
- LR3388
- TRP 359

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WC, while the second floor offers a further two spacious double bedrooms. The property has been thoughtfully maintained and significantly improved in recent years, with major upgrades including a new slate roof, new flat roofs, a modern oil-fired boiler, and a new hot water cylinder, providing purchasers with confidence in the home's ongoing maintenance and long-term integrity. Further enhancing the property's appeal is a substantial detached studio/games room and adjoining workshop, offering excellent potential for hobbies, a home business, gym, creative studio, or additional recreational space as well as ample parking. To complete this great package are good sized South facing sunny gardens laid to lawn offering space for versatility









Accommodation

Ground Floor

Entrance Hall
19' 7" x 6' 7" (5.97m x 2.01m)

Snug
Working fireplace, french double doors opening onto rear hallway.
14' 8" x 14' 4" (4.47m x 4.37m)

Living Room
14' 8" x 14' 4" (4.47m x 4.37m)

Dining Room
14' 7" x 14' 2" (4.45m x 4.32m)

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Kitchen/Breakfast Room
Max. Appliances include Cookmaster 5 ring electric hob, Neff extractor fan, Cookmaster double oven, Indesit tumble dryer, Neff dish washer & Neff fridge/freezer.
18' 0" x 15' 0" (5.49m x 4.57m)



Rear Hall
20' 0" x 3' 0" (6.10m x 0.91m)

Utility
Appliances include Indesit tumble dryer & Hotpoint washing machine.
11' 0" x 11' 0" (3.35m x 3.35m)



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

Bedroom 6
14' 5" x 12' 0" (4.39m x 3.66m)

First Floor

Landing
19' 7" x 6' 7" (5.97m x 2.01m)



W/C
L shaped.
4' 5" x 4' 3" (1.35m x 1.30m)

Family Bathroom
Large storage cupboard.
12' 5" x 8' 6" (3.78m x 2.59m)

Bedroom 3
14' 8" x 14' 6" (4.47m x 4.42m)



Bedroom 1
13' 3" x 12' 7" (4.04m x 3.84m)

Bedroom 2
13' 0" x 12' 0" (3.96m x 3.66m)

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Second Floor

Bedroom 5
Max.
14' 5" x 14' 0" (4.39m x 4.27m)

Bedroom 4
Max.
14' 8" x 14' 7" (4.47m x 4.45m)

Potential Wing Rooms

Bedroom 7
13' 0" x 11' 4" (3.96m x 3.45m)

Bathroom
9' 6" x 5' 3" (2.90m x 1.60m)

Bedroom 8
9' 6" x 9' 4" (2.90m x 2.84m)

Exterior

Games Room
23' 0" x 13' 0" (7.01m x 3.96m)

Workshop
12' 0" x 11' 0" (3.66m x 3.35m)

Coal & Wood Store
12' 0" x 4' 0" (3.66m x 1.22m)

Services

Mains electricity, water and drainage. Oil central heating - New boiler and water cylinder.

Price Includes

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









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Possession

By arrangement.

Viewing

Strictly by appointment.

Please Note

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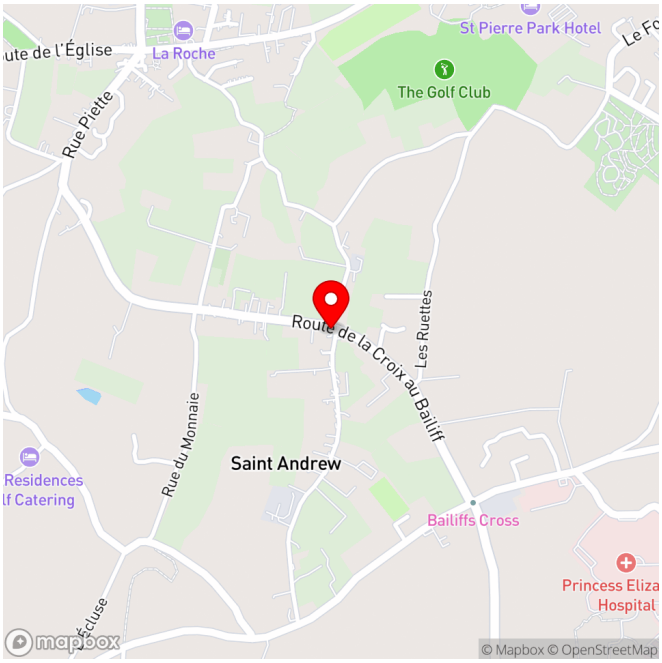
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