Cranfords
ESTATE AGENTS

£495,000

Local Market

Bellapais Cottage 2 St Helene

St Sampson



Cranfords are delighted to offer Bellapais Cottage to the local market. Tucked away just off the main road at the Bridge shops, this charming listed Guernsey cottage is accessed through a traditional archway on the south side of the Bridge and benefits from parking for a smart car.Â Full of character and traditional charm, the property offers well-proportioned accommodation comprising two bedrooms on the first floor, with the ground floor providing a kitchen and dining room, sitting room and family bathroom.Â The cottage would make an ideal downsize, investment opportunity or an appealing home for those seeking a traditional Guernsey property with plenty of character and charm.Â The sitting room features French doors opening onto a sunny, south-facing rear garden and patio, creating a delightful private space in which to relax, entertain and enjoy the tranquillity of the surroundings.Â Subject to the necessary permissions, there is also potential to extend over the sitting room, providing an opportunity to create additional

- 2 Bedrooms
- Stones Throw From The Bridge
- South Facing Rear Garden
- Listed Building
- Ample On Street Parking In The Area
- LR3394
- 1 Bathroom
- Situated In A Quiet Lane
- Generously Sized Living Spaces
- Beautifully Maintained Property
- TRP 127

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accommodation and further enhance the property.Â Bellapais Cottage is a truly characterful home in a convenient yet surprisingly private setting. An early viewing is highly recommended to fully appreciate all that this charming property has to offer.









Accommodation

Ground Floor

Entrance Hall
18' 3" x 6' 5" (5.56m x 1.96m)

Kitchen/Diner
Appliances include 5 ring gas Leis Life hob & double oven, Whirlpool washing machine & LG fridge/freezer.
18' 3" x 13' 2" (5.56m x 4.01m)

Lounge
20' 0" x 13' 0" (6.10m x 3.96m)

Family Bathroom
8' 8" x 6' 0" (2.64m x 1.83m)

First Floor

Bedroom 2
9' 0" x 8' 8" (2.74m x 2.64m)

Bedroom 1
Eaves Storage.
13' 2" x 12' 0" (4.01m x 3.66m)

Services

Mains electricity, water and drainage. Oil

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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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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.

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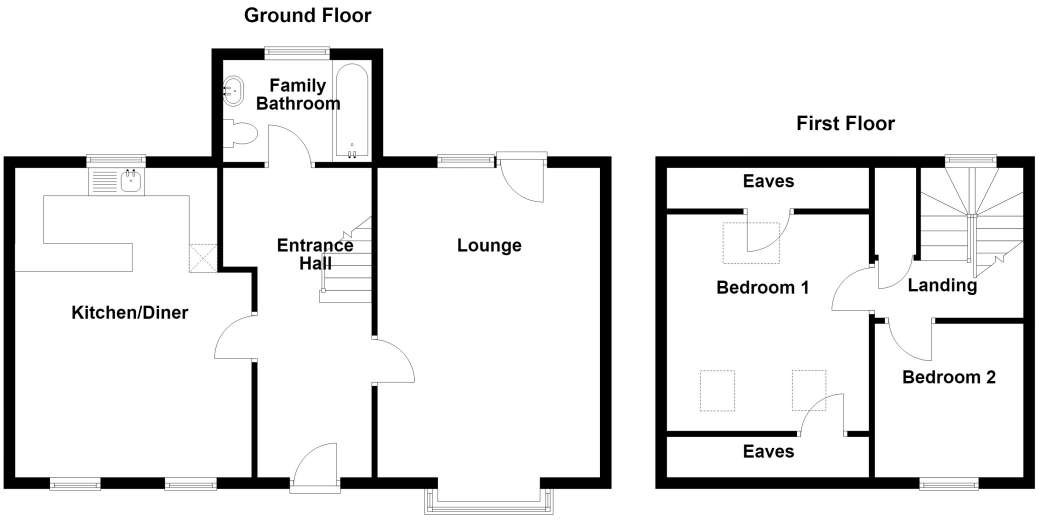


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For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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