

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 small vehicle to the front. 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. 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. 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. Subject to the necessary permissions, there is also potential to extend over the sitting room, providing an opportunity

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

to create additional accommodation and further enhance the property. 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



central heating.

Price Includes

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

Possession

By arrangement.

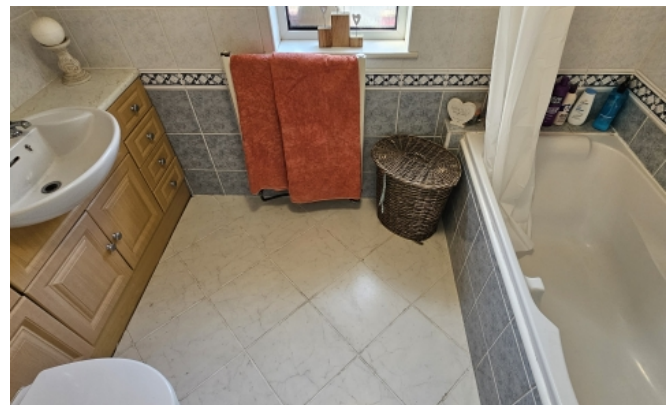
Viewing

Strictly by appointment.

Please Note

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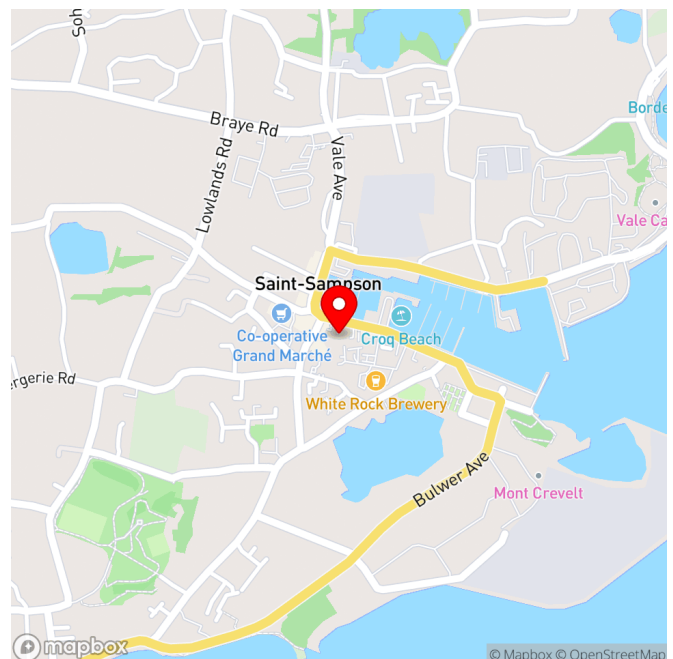
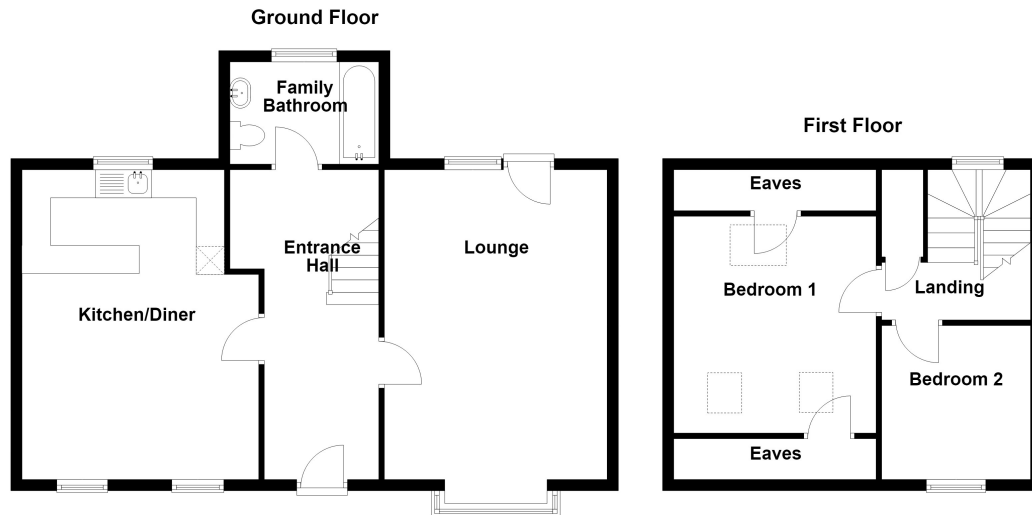
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