

LAUREL HOUSE



5

BEDROOMS

3

BATHROOMS

2,348

SQ FT

0.4

ACRES

£1,850,000 LOCAL MARKET, TORTEVAL

A stunning family home in the highly desirable and rarely available parish of Torteval. Laurel House has undergone an extensive transformation in recent years into the beautiful home that it is today, meeting the needs of modern-minded families and those seeking stylish and notably light living spaces. Arranged over two floors, the ground floor comprises a fabulous 42ft kitchen/reception space with floor-to-ceiling glazing, part-vaulting, a multi-fuel burning stove, and a gorgeous Neptune kitchen complete with quality appliances and stone worktops. The separate utility room adds practicality, whilst the three bedrooms (one en-suite) are all generously sized. The first-floor landing opens to a further two double bedrooms, also featuring an en-suite, allowing you the option of having your primary bedroom on either the ground or first floor. The extensive glazing throughout aims to link the property to its surroundings, offering views over neighbouring fields towards the sea beyond and...



LIVINGROOM
The Channel Island Estate Agent





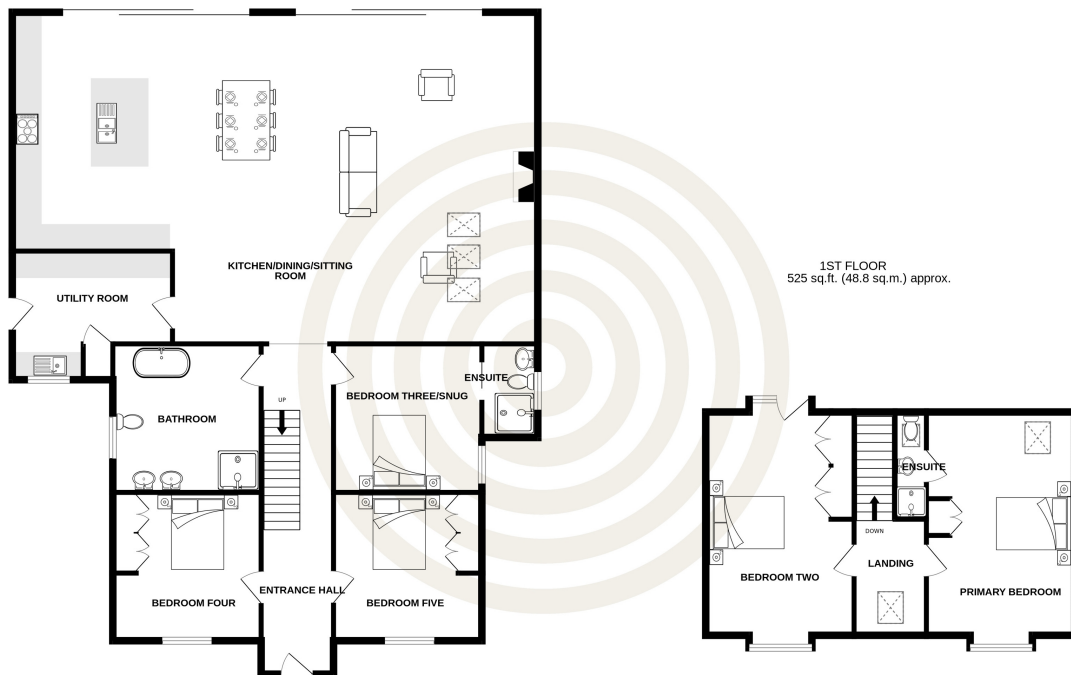








GROUND FLOOR
1822 sq.ft. (169.3 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR

Entrance hall	24'5 x 5'8
Snug/bedroom three	11'8 x 11'8
En-suite shower room	7'4 x 4'5
Bedroom four	11'8 x 11'8
Bedroom five	11'8 x 11'8
Family bathroom	11'8 x 11'8
Open-plan kitchen/sitting/dining room	42'1 x 26'1
Utility room	12'7 x 10'2

FIRST FLOOR

Primary bedroom	17'7 x 11'8
En-suite shower room	8'5 x 2'5
Bedroom two	19'8 x 11'8

KEY FACTS

- Stunning, detached family home
- Situated close to the South Coast Cliffs with views
- Meticulously renovated and extended
- Impressive, 42ft open-plan kitchen/sitting/dining room
- Large, private lawned garden
- Garage/outbuilding and parking

SERVICES

- Mains services

DRAINAGE

- Main drain

HEATING

- Electric underfloor heating and radiators

APPLIANCES

- Neff oven
- Neff microwave oven
- Neff hob
- Neff dishwasher
- AEG fridge and freezer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£1,850,000



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