




## Highland View £995,000







Les Vardes, St. Peter Port, GY1 1BG | Local Market | TRP 361

 x 4  x 2  x 10



### Property Overview

A detached three bedroom bungalow with one bedroom wing set in its own secluded grounds

-  A detached spacious bungalow
-  One bedroom self contained wing
-  Located in the desirable area of Les Vardes
-  Situated in its own private mature gardens
-  Triple garage/workshops along with ample parking
-  A unique opportunity with huge potential





# About Highland View

Highland View is a unique property situated in the highly desirable Les Vardes area of St Peter Port, accessed down a long driveway with ample parking for many vehicles along with a triple garage. Situated just a short drive to both St Peter Port and St Martins amenities, this detached bungalow offers three bedrooms in the main house along with an attached one bedroom wing with its own front and back doors. The property is surrounded by its own private gardens. Accommodation comprises entrance hallway, kitchen, boiler room, sitting room, conservatory with doors leading out onto the garden, bathroom, two double bedrooms and a single bedroom in the main house. The wing is entered through its own private door and offers a hallway, kitchen, double bedroom, shower room and a sitting room with doors leading out onto the garden. An internal door to the wing can be opened up to incorporate all the accommodation as one property. Externally the property is surrounded by its own mature garden and shrubs, patio areas, greenhouse and triple garage/workshops along with lots of parking. This is a unique property with huge potential and must be viewed to be fully appreciated.

## Floor Plan



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## Highland View

**Entrance Hall:** 8.9m x 1.1m (29'2 x 3'7)

**Kitchen:** 3.51m x 3.1m (11'7 x 10')

**Sitting/Dining Room :** 7.6m x 3.6m (25' x 12')

**Summer Room:** 5.2m x 2.8m (17'1 x 9'2)

**Utility Room :** 2.5m x 1.57m (8'2 x 5'2)

**Boiler Room :** 3.76m x 1.99m (12'3 x 6'5)

**Bathroom :** 3.04m x 2.21m (9'9 x 7'3)

**Bedroom 1 :** 3.92m x 3.62m (12'8 x 11'8)

**Bedroom 2 :** 4.22m max x 3.31m max (13'8 x 10'8)

**Bedroom 3 :** 3.03m x 2.22m (9'9 x 7'3)

## Wing

**Bedroom :** 4.21m x 3.08m (13'8 x 10'1)

**Sitting Room :** 4.22m x 3.74m (13'8 x 12'3)

**Kitchen:** 3.14m x 2.56m (10'3 x 8'4)

**Shower Room :** 2.66m x 1.45m (8'7 x 4'7)

**Hallway :** 4.19m x 0.96m (13'7 x 3'1)

**Boiler Room :** 1.47m x 0.87m (3'4 x 2'8)

## Exterior

**Garage 1 :** 4.90m x 5.91m (16'1 x 16'4)

**Garage 2 :** 5.90m x 3.02m (16'4 x 9'9)

**Garage 3 :** 3.42m min x 12.53m max x 8.30m (11'2 x 41'1 x 26'2)

## Exterior

Externally the property is surrounded by its own mature garden and shrubs, patio areas, greenhouse and triple garage/workshops along with lots of parking.

## Appliances

Kitchen/Utility room - Creda double oven, Miele dishwasher, Hotpoint tumble dryer, Miele washing machine.

Wing Kitchen - Homark double oven, Homark hob, Extractor fan

## Services

Mains water, electricity and oil fired central heating

## Heating

Oil fired central heating

## Drainage

Main drain

## What3words

///sweetened.deems.barley

## Viewing and possession

By appointment and arrangement through Sheppards Estate Agents and VB Property Consultants Limited only

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