



Le Colombier

Rue Du Colombier
Torteval

SUBSTANTIAL DETACHED 5-BED PROPERTY LOCATED IN A TRANQUIL RURAL LANE.

This lovely traditional Guernsey home is situated in a tranquil rural lane in the beautiful country parish of Torteval. The property has been upgraded over recent years and provides spacious and versatile accommodation for a growing family, including up to 5 bedrooms and 3 reception rooms. The gardens are a particular feature, incorporating a domestic greenhouse and private lawned areas overlooking fields with distant sea views. Full garden maintenance is included in the price. Large parking areas and a double garage.

LOCAL MARKET RENTAL

£4,500 pcm

- 5 Bedrooms
 - Ample parking
 - Quiet rural location
 - Gardening included in rent
 - Surrounded by fields
-
- Perry's Ref: 27E2
 - What3Words: loveable.thundering.chase

 5  3  Ample

CARRÉ PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

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The accommodation comprises:

Sitting Room:	19'7" x 14'2". Windows to front. Open fireplace.
Living Room:	14'4" x 14". Windows to front. Wood Burning Stove. Door to:
Study:	11' x 7'4". Open through to:
Sun Room:	12'9" x 12'. Window to side. Double patio doors to rear.
Shower Room:	8'10" x 6'8". Window to rear. 3 piece suite.
Dining Room:	14' x 12'6". 2 windows to side. Bosch 60/40 Frost Free Fridge/Freezer. Open through to:
Kitchen:	11'9" x 10'4". Window to side. Fully fitted wall and base units. Appliances include: Hotpoint Cucina double oven, Indesit induction 4-ring hob, integrated extractor/re-circulation fan, LG washing machine, Hotpoint tumble dryer and a Blomberg dishwasher.
Rear Porch:	Door to rear garden. Large walk-in larder.
First Floor:	Landing with doors off to:
Bedroom 1:	14'3" x 12'3". Windows to front. Door to Inner Hall with doors off to:
Bedroom 2:	13' x 12'3". Windows to side and rear with rural outlook.
Bathroom:	9'3" x 7'9". 3-piece suite.
Bedroom 3:	13'3" x 9'. 2 windows to front.
Family Bathroom:	10'10" x 5'6". Window to side.
Bedroom 4:	11' x 6'7". Window to front.
Bedroom 5:	12'3" x 6'10". Window to side.

OUTSIDE:

Parking:	Large parking area plus double garage 18' x 15' containing Hotpoint Fridge and Freezer.
Gardens:	Extensive lawned gardens overlooking fields and including a domestic greenhouse. Borehole for garden watering.



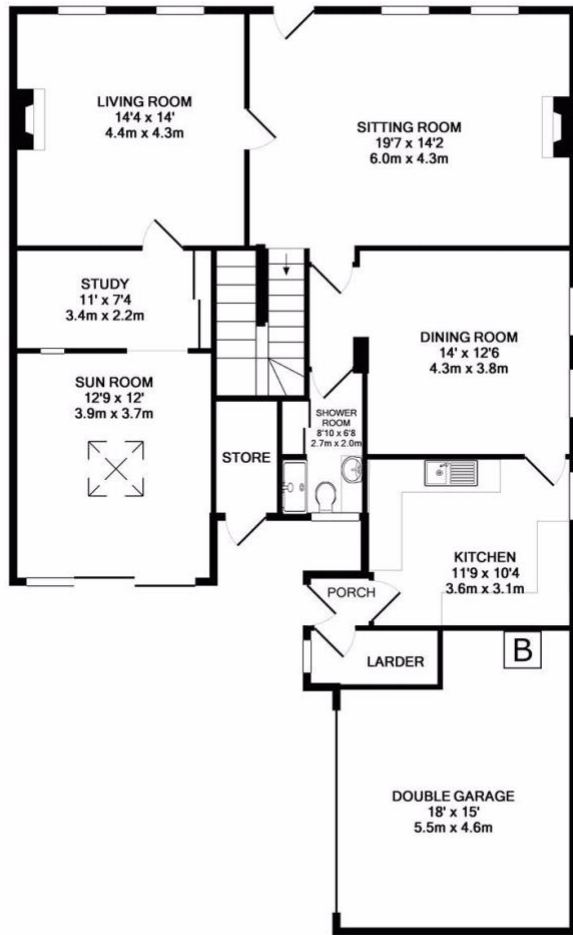




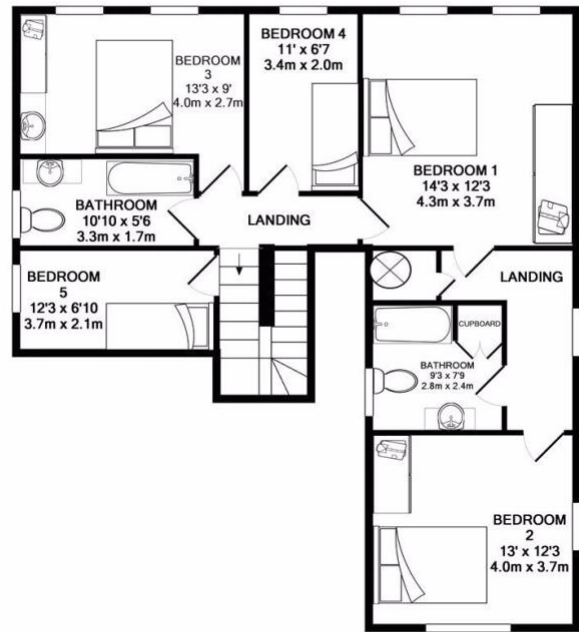




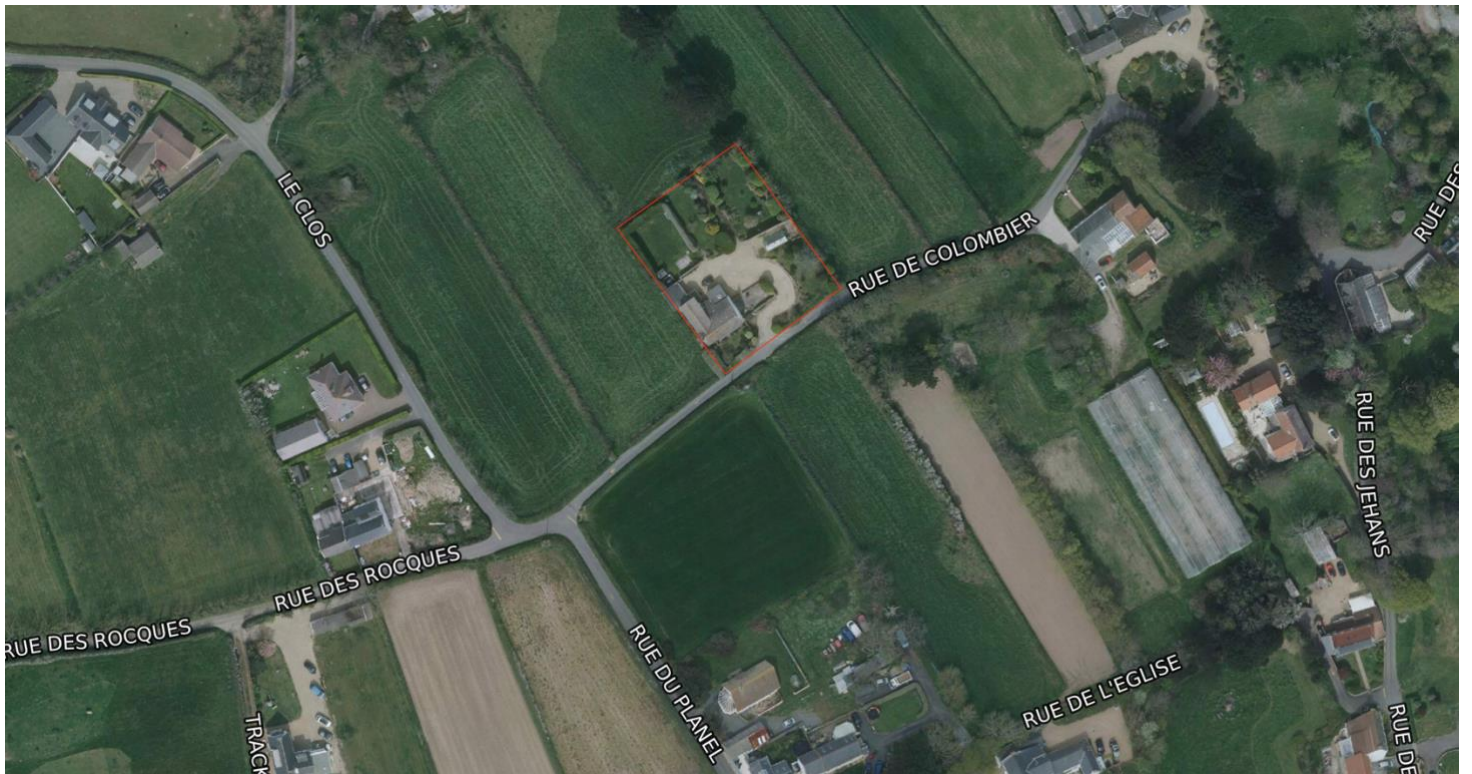




GROUND FLOOR



1ST FLOOR



<u>SERVICES:</u>	Mains electricity, water and cesspit drainage. Oil fired central heating.
<u>RENTAL:</u>	£4,500 per calendar month including gardening.
<u>DEPOSIT:</u>	Equivalent to three month's rent
<u>ADDITIONAL COSTS:</u>	Utility bills (such as electricity, water, and cesspit charges), telephone and broadband installation and service, TV license, satellite or cable TV subscriptions, parochial rates, waste and recycling charges, refuse habitable unit charges, and insurance of personal possessions.
<u>TERM:</u>	One year.
<u>CONDITIONS:</u>	No smokers or sharers.
<u>AVAILABLE:</u>	1 st September 2025
<u>VIEWING:</u>	By appointment through Carré Property Limited.

Additional information:

Total Square Footage: 4,122

Directions: Perrys Guide Map Reference: Page 27 E2

From Le Clos, turn left into Rue du Colombier and the property is located halfway along the lane on the left hand side.

School Catchment: La Houquette Primary School
Les Beaucamps High School

These particulars are provided for general guidance only. They do not form part of any offer or contract. While every effort has been made to ensure accuracy, the wording of the lease will govern the terms of any agreement. Prospective tenants should rely on the lease and seek their own legal advice if necessary.



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