



# 1 Highfield

L'Etonnellerie  
Vale

## RENOVATION PROJECT AND FIELD IN QUIET LANE NEAR WEST COAST BEACHES

Located in a quiet lane in the Vale near the west coast, this property requires renovation and offers accommodation comprising a ground floor bedroom, living room, kitchen/diner, and bathroom, with a second bedroom and box room/study on the first floor. There are views over fields to the rear and potential to apply for parking permission at the front. There is a small rear garden with block shed.

The property also includes a small adjacent field measuring 8.27 perches (approximately 338 square metres).

## LOCAL MARKET SALE

# £380,000

- 2 Bedrooms plus Box room/study
- 1 Bathroom
- Potential for obtaining permission to create parking at the front
- Field included
- Renovation required
- TRP: 86
- Perry's Ref: 9E2
- What3Words: label.levity.sanity

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# CARRÉ PROPERTY

Residential lettings, property management & select sales.

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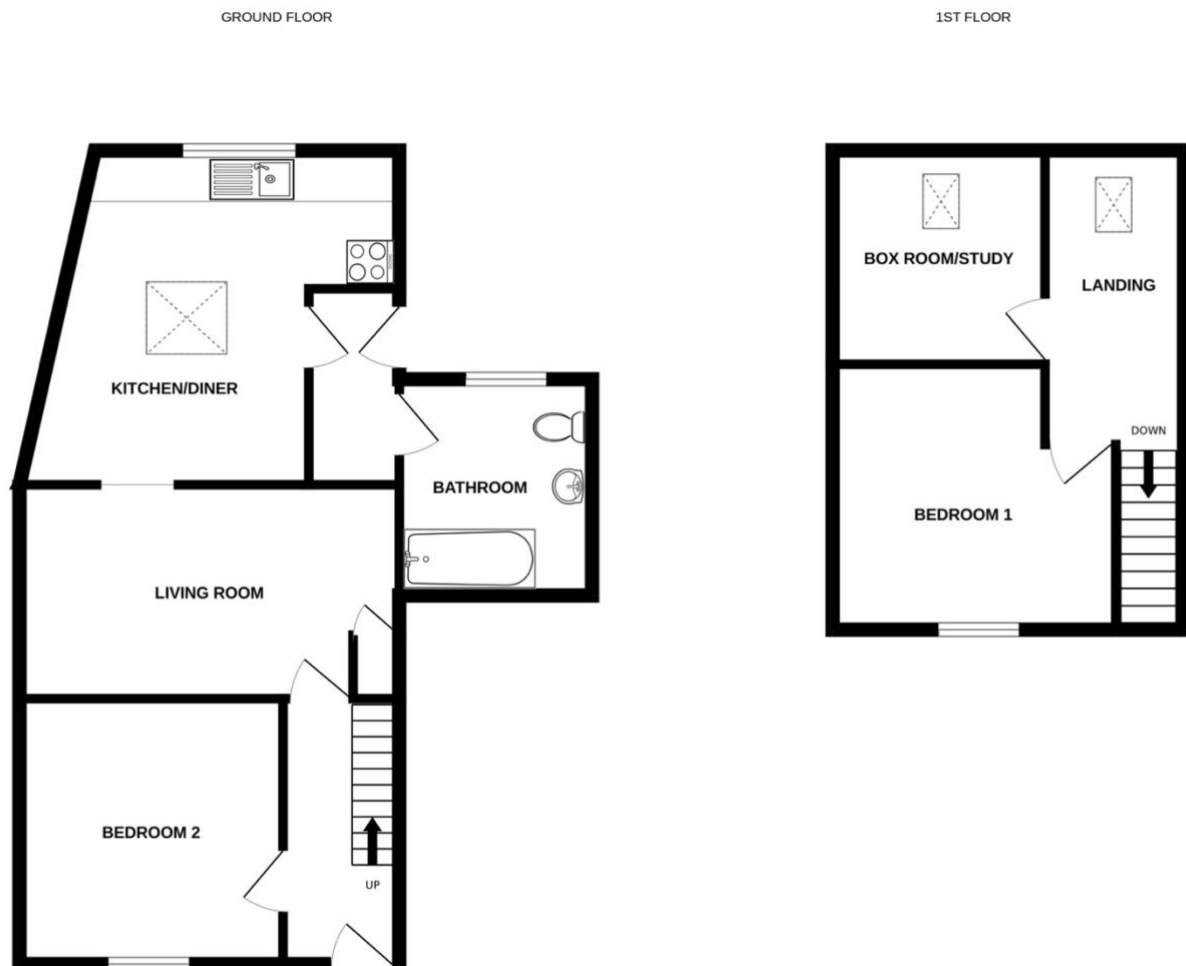
## Rooms:

### Ground Floor

<b>Bedroom 2:</b>	3.3 × 3.3 m (10'10" × 10'10")
<b>Living Room:</b>	4.8 × 2.7 m (15'9" × 8'10")
<b>Kitchen/Dining Room:</b>	4.17 × 3.2 m + 1.7 × 1.1 m (13'8" × 10'6" + 5'7" × 3'7")
<b>Bathroom:</b>	2.8 × 2.4 m (9'2" × 7'10")

### First Floor

<b>Bedroom 1:</b>	4.3 × 3.3 m max (14'1" × 10'10")
<b>Box Room:</b>	2.7 × 2.7 m max (8'10" × 8'10")





**SERVICES:**

**Mains electricity, water. Cesspit drainage.**

**VIEWING:**

By appointment through Carré Property Limited.

**APPLIANCES:**

Hotpoint washing machine, Hotpoint tumble dryer, Hotpoint freestanding oven.

**PLEASE NOTE:**

These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.

**CARRÉ**  
PROPERTY

**Carré Property Limited**

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**REGISTERED NUMBER:** 50986