



Irymple

St Clair Hill
St Sampson

SUBSTANTIAL DETACHED HOME IN NEED OF UPGRADING WITH POTENTIAL FOR FURTHER DEVELOPMENT TO THE REAR

Occupying a substantial plot in a convenient location, Irymple is a detached three-bedroom family home offering excellent potential for modernisation and extension and scope to construct two further dwellings at the rear, subject to the necessary permissions. The property enjoys generous grounds, ample parking and a detached workshop/store building.

The accommodation comprises an entrance hall, lounge with access to the conservatory, fitted kitchen, and a versatile ground floor third bedroom which could also serve as a dining room, office or playroom. On the first floor are two generous double bedrooms and two bathrooms.

Externally, the property features an extensive plot, providing a large lawned area and significant scope for landscaping or further development. A detached workshop and adjoining store offer excellent storage, hobby space or potential for a variety of uses.

LOCAL MARKET SALE

£800,000

- Detached three-bedroom home
- Large private plot with extensive grounds
- Ample parking
- Detached workshop, store and WC
- Two bathrooms
- Character bay windows
- Excellent scope to modernise and enhance
- Potential for extension or further development (Permission in Principle)
- TRP: 411
- Perry's Ref: 10C4
- What3Words: ladders.shower.renews

 3  2  Ample

CARRÉ

PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,
St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

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Rooms:

Ground Floor

Entrance Hall: 4.3m x 2.3m (14'1" x 7'7")

Lounge: 4.43m x 4.34m (14'6" x 14'3")

Conservatory: 2.9m x 2.2m (9'6" x 7'3")

Kitchen: 4.2m x 3.6m (13'9" x 11'10")

Bedroom 3: 4.3m x 4.3m (14'1" x 14'1")

First Floor:

Bedroom 1: 4.42m x 4.3m (14'6" x 14'1")

Bedroom 2: 4.3m x 4.21m (14'1" x 13'10")

Bathroom: 2.9m x 1.9m (9'6" x 6'3")

En Suite: 2.87m x 2.3m (9'5" x 7'7")

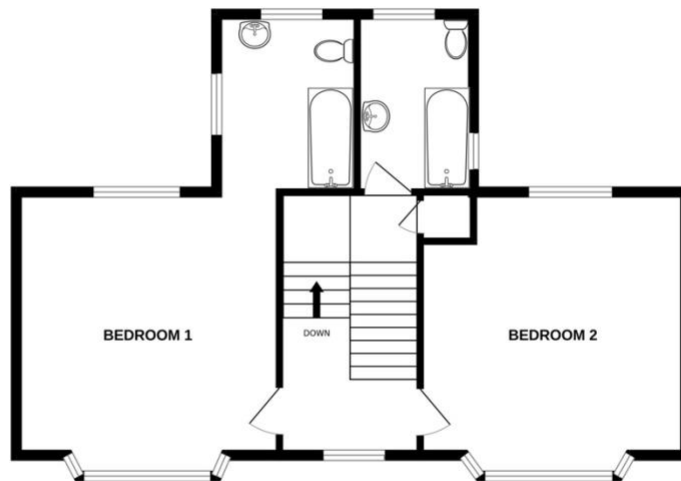
Outside:

Workshop: 6m x 3.4m (19'8" x 11'2")

GROUND FLOOR



1ST FLOOR





SERVICES: Mains electricity, water, drainage. Oil fired central heating.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Integrated oven, ceramic hob, extractor hood, integrated fridge/freezer and integrated dishwasher.

NOTE: **THE DRIVEWAY WILL BE RETAINED BY THE VENDOR TO PROVIDE OCCASIONAL ACCESS TO THE FIELDS AT THE REAR AND SIDE OF THE PROPERTY.**

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.

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REGISTERED NUMBER: 50986