



Local Market

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Est 1879

LOVELLS



£599,995  
St Andrew

High Beach  
Bailiffs Cross Road

Detached cottage

Central location

Spacious accommodation

Recently upgraded

Garage, garden & parking

Stable & small field



4 Bed(s)



2 Bath(s)



10 Car(s)

Perry's Guide Ref: 23 G1 TRP: 214





## High Beach, Bailiffs Cross Road, St Andrew

High Beach is a four bedroom detached house set in a convenient central location of the Island. The accommodation is spacious and offers on the ground floor, a large lounge with working fire, a modern fully fitted kitchen, separate dining room, a conservatory, a fully tiled bathroom, the master bedroom and bedroom 4. On the first floor are two further bedrooms and a shower room. Outside the property is a private enclosed garden, a single garage (which has permission to create a fifth bedroom with en-suite), a stable and small agricultural field. With parking for numerous cars, this property is well worth a closer look.

### Entrance Hall

24'5 x 6' (7.44m x 1.83m) Stairs leading up to First Floor Landing. Doors to:

### Lounge

24'5 x 12' (7.44m x 3.66m) Large window to front. Solid oak flooring. Feature fireplace. Opening through to Kitchen and door to:

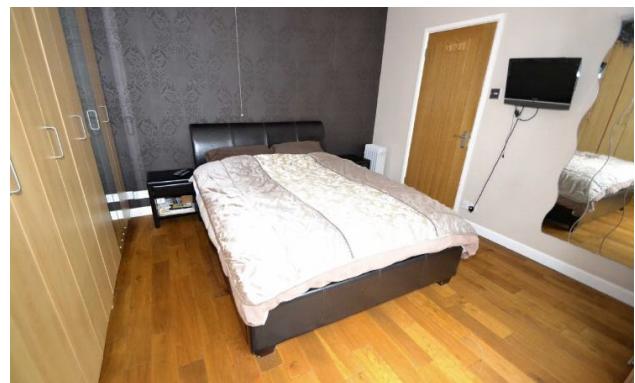
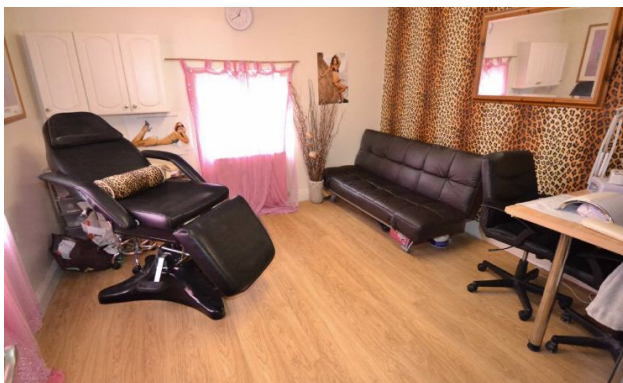
### Dining Room

12'7 x 12' (3.84m x 3.66m) Solid oak flooring. Double sliding doors to:

### Conservatory

14'5 x 8'5 (4.39m x 2.57m) Single glazed construction of aluminium. Sliding doors to side. Returning to the Dining Room, opening through to:





### Kitchen

25'6 x 7'8 (7.77m x 2.34m) Two windows and door to rear. Porcelain tiled flooring. Fitted with a range of dark gloss wall and base units with Corian work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer. Appliances: Cannon range style double oven with gas hob, Cannon extractor fan, Beko dishwasher, American style fridge/freezer, Hotpoint washing machine and Hotpoint tumble dryer. Door to:

### Family Bathroom

7'6 x 6' (2.29m x 1.83m) Window to rear. Porcelain tiled flooring. White three piece suite comprising bath, low level WC and pedestal wash hand basin. Returning to the Entrance Hall, door to:

### Bedroom 1

12'6 x 12' (3.81m x 3.66m) Large window to front.

Returning to the Kitchen, door to:

### Bedroom 4

12'4 x 12' (3.76m x 3.66m) Windows to side and rear.

Returning to the Entrance Hall, stairs lead up to:

### First Floor Landing

7'2 x 6' (2.18m x 1.83m) Access to eaves storage. Doors to:

### Bedroom 2

16'5 x 12' (5.00m x 3.66m) Dormer window to rear and window to side. Eaves storage.

### Shower Room

8'5 x 6' max (2.57m x 1.83m max) Window to rear. Fully tiled room. White three piece suite comprising shower, low level WC and wall mounted wash hand basin.

### Bedroom 3

16'5 x 12' (5.00m x 3.66m) Dormer window to rear and window to side.







### **Exterior**

The property is approached over a gravel driveway providing parking for numerous cars at the front and side plus a Garage. The south facing rear garden is laid to lawn and bound by mature hedges and trees. A gate at the end of the garden gives access to a further area with a domestic greenhouse. At the other side of the property is a small agricultural field with a Stable.

### **Garage**

17'3 x 12'5 (5.26m x 3.78m) Up and over door. Power and light. NB: There is planning permission to create a fifth bedroom with en-suite facilities into the property.

### **Stable**

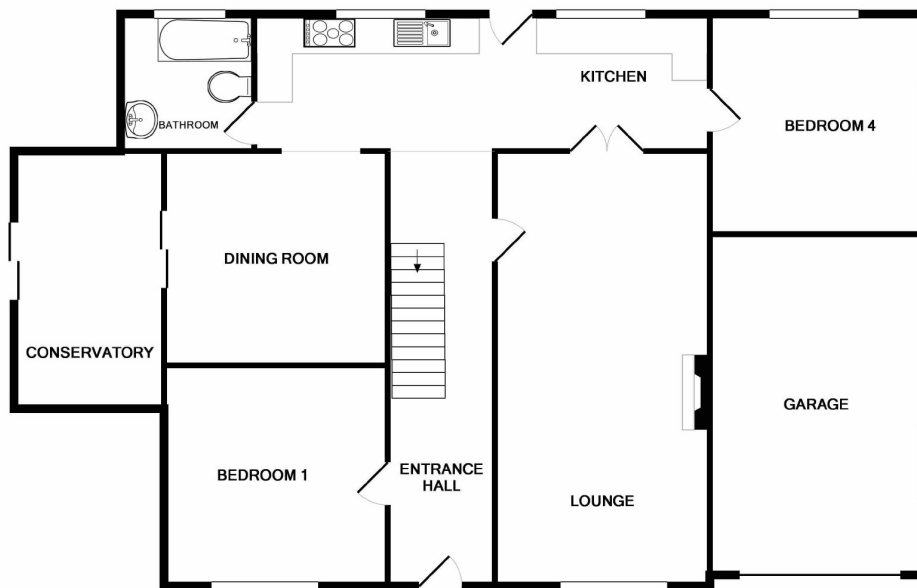
11'2 x 11'2 (3.40m x 3.40m)



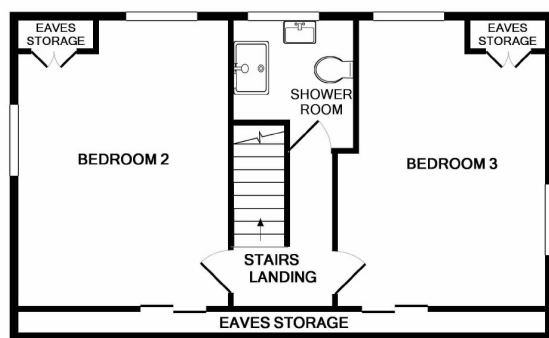








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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### Fittings

All fitted flooring, the curtains, blinds, light fittings and the appliances as listed are included in the sale.

### Services

Mains electricity, water and cesspit drainage. Gas central heating. UPVC double glazing.

### Directions

From the Castel Church and travelling along Rue Piette, continue along Route de la Croix au Baliff. With Les Bourgs Hospice on the right, High Beach is the second property on the right hand side.

### Possession

By arrangement

### Viewing

Strictly by appointment through Lovell & Partners.

### Further Information

If you would like any further information or wish to view the property please contact us on 01481 723636

### Opening hours

Monday to Friday - 8.45am to 5.00pm

Saturday - 9.30am to 1.00pm

Viewings out of hours by prior arrangement

### Disclaimer

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