

KINGSTONE



4

BEDROOMS

3

BATHROOMS

2,350

SQ FT

POA LOCAL MARKET, CASTEL

Kingstone is a spacious, traditional Guernsey property, full of character and conveniently situated in the centre of the island with a short drive to both St. Peter Port and the West coast. Set over three floors, the accommodation comprises entrance hall, sitting room, kitchen/dining room, utility room and bedroom on the ground floor. The first floor offers a large family bathroom and two double bedrooms, one of which being the primary bedroom benefiting from an en-suite shower room. There are an additional two attic rooms on the second floor. The property also offers an attached wing comprising kitchen/sitting room, shower room and double bedroom. Externally, a large South-facing garden, complete with a summer house occupies the rear and there is also parking for multiple vehicles. A generous family home worthy of closer inspection.



LIVINGROOM

The Channel Island Estate Agent



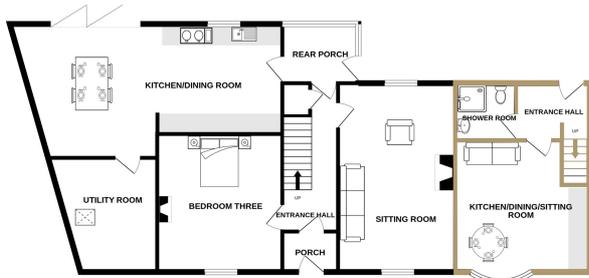




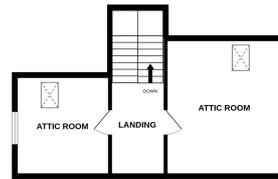




GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.

 = WING



TOTAL FLOOR AREA : 2350 sq.ft. (218.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR

Porch	5'7 x 4'2
Entrance hall	15'1 x 5'7
Sitting room	19'2 x 11'10
Rear porch	7'8 x 6'0
Kitchen/dining room	27'5 x 12'7
Utility room	13'8 x 9'4
Bedroom three	14'0 x 12'7

FIRST FLOOR

Landing	
Family bathroom	11'9 x 7'11
Primary bedroom	13'6 x 11'10
En-suite shower room	7'2 x 5'5
Bedroom two	11'10 x 10'9

SECOND FLOOR

Landing	
Attic room	14'0 x 11'7
Attic room	10'3 x 9'7

WING

Entrance hall	8'0 x 6'6
Shower room	6'1 x 5'2
Kitchen/dining/sitting room	13'7 x 13'4
Bedroom	20'1 x 13'7

KEY FACTS

- Large traditional Guernsey property
- Convenient central location
- Open kitchen/dining room to garden
- Attached wing
- Large South-facing garden
- Parking for multiple vehicles

SERVICES

- Mains services

DRAINAGE

- Mains drainage

HEATING

- Gas central heating

APPLIANCES

- Rangemaster oven with gas hob
- Rangemaster extractor
- Igenix fridge
- Hotpoint dishwasher
- Indesit washing machine
- Indesit tumble dryer

WING APPLIANCES

- Stoves oven with gas hob
- Extractor
- Hotpoint washer/dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

- Castel Primary
- Les Beaucamps High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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