

Hunt | Estates



Grouville

£3,000 PCM

Stylish, warm and welcoming family home.



Fantastic and convenient location

Exquisitely decorated

Stunning uninterrupted country views

Spacious kitchen

Ideal family residence

Close to restaurants and amenities of Gorey





Located on the outskirts of Gorey Village, this 5 bedroom detached house has a lot to offer.



Tucked away on a quiet lane, overlooking meadows, it is only a few minutes walk to shops, restaurants, the Common, bus route and the beach. Internally the property is light and spacious throughout and has been beautifully renovated. The owners have taken great care to incorporate many natural materials, including stone and wooden flooring, granite work surfaces in the Paul Haslam kitchen and a stunning wooden counter. There is a wood burning stove in the large living room, which makes for cozy winter evenings. The living room and kitchen benefits from double sliding doors which open onto the decked terrace, perfect for entertaining, and provides views across the garden and onto the meadows beyond.

Each of the 3 bathrooms have been beautifully decorated with glass tiles and wood throughout. The main bedroom has floor to ceiling windows, which commands sweeping views across the meadow and common, onto the sea. This property's thoughtful renovation and decor will make it instantly feel like home. Early viewing is highly recommended.



Comprises: entrance hall, large kitchen with dining area, living room, shower room, utility room/garage, two double bedrooms and a study/bedroom. On the first floor there is the main bedroom with en suite bathroom and a further bedroom and the house bathroom. Externally there are low maintenance south-east facing gardens, well established with flowers, fruits and vegetables. There is also a beautiful raised decking area and greenhouse.







SERVICES:

Mains water and drains, mains gas for cooking.
Flexible combination of oil fired, electric, underfloor heating and a wood burning stove.

Parking: 4 cars

Category: Entitled

Available July 1st 2019

Pets by arrangement



GROUND FLOOR
 APPROX. FLOOR
 AREA 1483 SQ.FT.
 (137.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2018 SQ.FT. (187.4 SQ.M.)

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Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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