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PINE SPRINGS, THE VAL



Available collectively as a Business – offers in the region of £790,000

or as separate cottages

Faith Cottage - £195,000

Hope Cottage - £195,000

Charity Cottage - £195,000

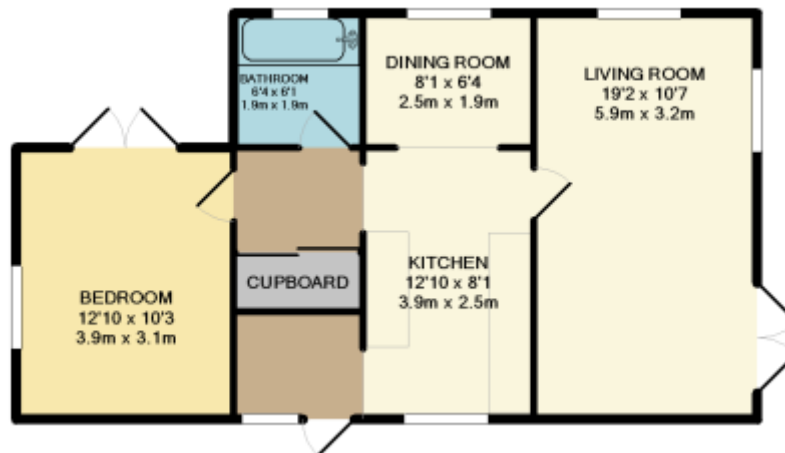
Woodman's Cottage (Including Swimming Pool) - £275,000

An opportunity to purchase either an individual cottage, or as a collective; this is a most interesting investment, consisting of a private estate of about two thirds of an acre containing four cottages. The estate nestles in picturesque and tranquil gardens and is yet within a few minutes walk of St Anne's town centre. It has its own private swimming pool (which will be available with Woodman's if bought separately) and each of the villas are fully equipped, well furnished and decorated.

The properties are all designed as homes as opposed to having self-catering permits. The land offers substantial development potential.

FAITH COTTAGE

Currently equipped to sleep four people.



PORCH : **6' x 5'3" (1.83 m x 1.6 m)**

Timber door with South facing window, vinyl laid flooring, Zanussi fridge/freezer, telephone point and power points.

KITCHEN : **12'3" x 8' max. (3.74 m x 2.44 m)**

South facing window with ceiling and wall light points. Stainless steel unit and drainer with splash back tiling. Base and wall units. Power points, valiant gas water heater, magnet cooker and grill with Phillips four ring gas hob. Zanussi washing machine. Curtains. The kitchen gives access to:

DINING ROOM : **8' x 6'8" max (2.44 m x 2.03 m)**

North facing window, vinyl laid flooring and two wall light. Curtains.

LIVING ROOM : **19' x 10' 6" (5.79 m x 3.20 m)**

North facing window and with East facing French doors both curtained. Timber flooring. Rinnai gas fire. Three wall light points, power points and circuit breaker.

BEDROOM : **12' 7" x 10' max. (3.84 m x 3.05 m)**

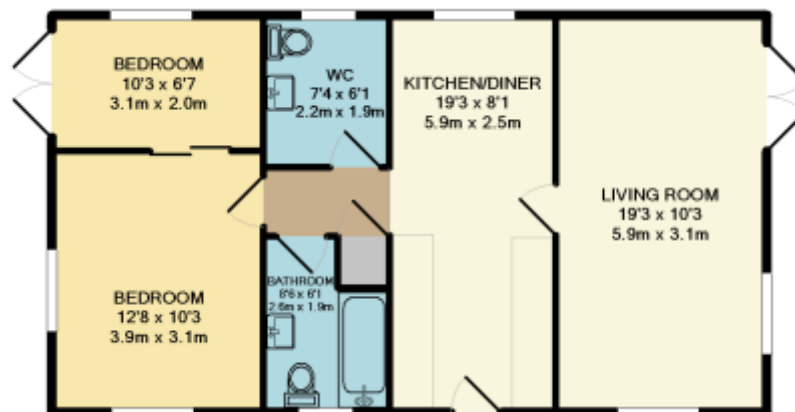
West facing window with North facing French doors out to the Terrance with BBQ area. Curtains, wall light point and power points. Carpet.

BATHROOM : **6'9" x 6" (2.06 m x 1.83 m)**

Obscure glazed North facing window. Vinyl laid flooring. Bath, W.C., wash hand basin, splash back tiling and mirrored medicine cabinet.

HOPE COTTAGE

Currently equipped to sleep six people.



Kitchen/Dining area : **19' x 8' (5.79 m x 2.44 m)**

Half glazed North facing front door. Vinyl laid flooring. Base and wall units, stainless steel sink unit and drainer with splash back tiling. Magnet cooker and grill and Phillips four ring gas hob. Zanussi fridge freezer. Zanussi washing machine. Saunier Duval boiler for gas central heating and water. Power points, telephone point

Dining area with South facing window, curtains radiator and ceiling light point.

Living Room : **11' 10" x 13' 1" (3.60 m x 3.98 m)**

Windows facing North and South with West facing French windows with full length curtains. Timber flooring, three wall light points and power points.

BEDROOM 1 : **12' 9" x 10' (3.89 m x 3.05 m)**

North and East facing window with curtains. Radiator. Wall light point, power points and carpet. Leading into (via sliding door) into

CHILDRENS ROOM : **10' 2" x 6' (3.10 m x 1.83 m)**

South facing window with curtains. East facing French window with curtains. Radiator, ceiling light point, power points. Fitted bunk beds, carpet.

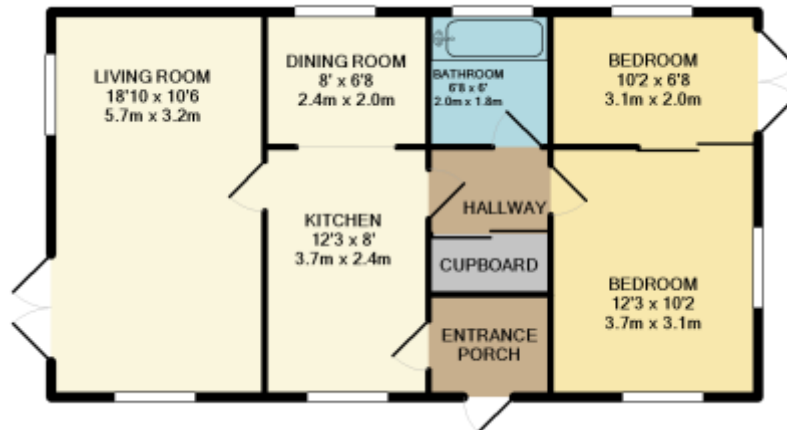
BATHROOM : **8' x 6' (2.44 m x 1.83 m)**

North facing window and vinyl laid flooring. W.C. bath and wash hand basin with mirror and shaver light over. Radiator, wall light point. Mirrored bathroom cabinet.

SHOWER ROOM : **7' x 6' (2.13 m x 1.83 m)**

South facing window. Vinyl flooring. Wall light point. W.C., Tiled shower unit with MIRA shower. Wash hand basin, with mirror and shaver light over. Radiator and curtained off hanging space.

CHARITY COTTAGE - Currently equipped to sleep two people.



Entrance Porch : **6' 4" x 5'(1.93 m x 1.52 m)**

Carpeted, 2 central heating radiators, double glazed UPVC casement window opening to South, further opaque glass window to the North with wooden poles, telephone point, 8 power points, television point, overhead light point.

KITCHEN : **12' 3" x 8' (3.74 m x 2.44 m)**

North facing window with curtains. Vinyl laid flooring. Ceiling light point. Base and wall units with worktops. Stainless steel sink unit with drainer and splash back tiling. Power points. Magnet cooker and grill with Phillips four ring gas hob. Zanussi washing machine. Vaillant gas water heater. This room gives access to:

DINING ROOM : **8' x 6' 8" (8.25 m. x 4.55 m)**

South facing window with curtains. Vinyl laid flooring. Wall light point. Bench seating.

LIVING ROOM : **19' x 10' 6" (5.79 m x 3.20 m)**

North and East facing windows with curtains. East facing French windows also with curtains. Timber flooring. Three wall light points. T.V. point, three wall light points, power points and 'Rinnai' gas fire.

INNER HALL : **6' x 4' 3" (1.83 m x 1.30 m)**

Ceiling light point, vinyl laid flooring, Dimplex electric heater. Cupboards with shelving and hanging space.

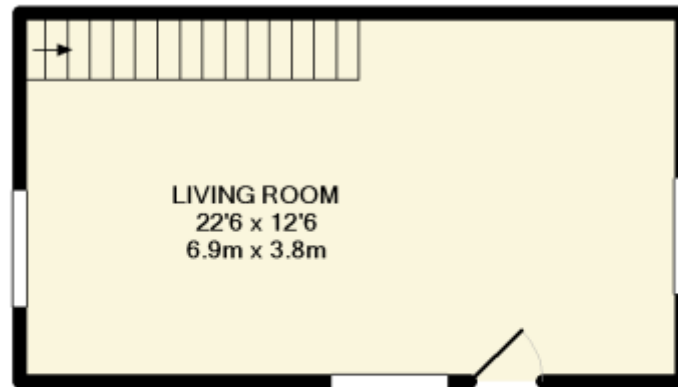
BEDROOM 1 : **12' 6" x 9' 10" (3.66 m x 2.99 m)**

North and West facing windows with curtains. Carpet. Two wall light points. Power points and sliding door leading to:

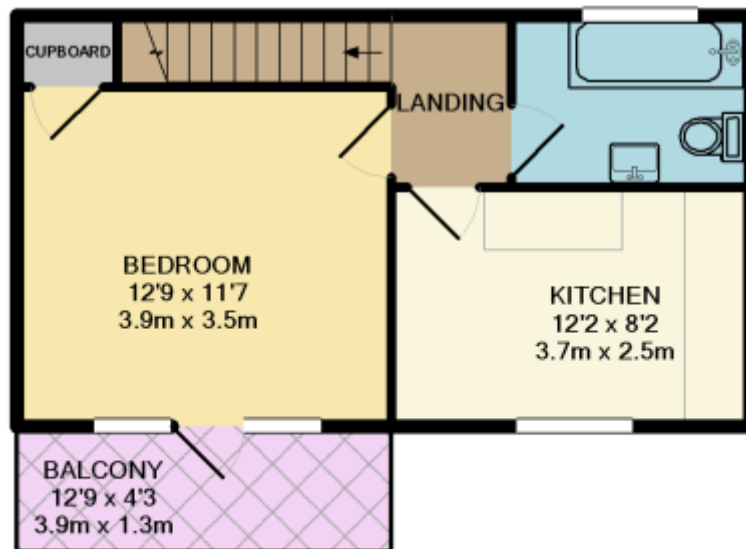
BATHROOM : **6' 10" x 6' (2.08 m x 1.83 m)**

There is a large paved patio area to the side and rear of the house, also large lawn area with washing line which is accessed through a wooden arch.

WOODMANS COTTAGE



GROUND FLOOR



1ST FLOOR

LIVING ROOM : 22' 6" x 12' 6" (6.9m x 3.8m)

North, South, East and West facing windows, Curtains, East facing Stable door, Central Heating Radiator, 2 wall light points, timber strip ceiling, power points, telephone point, fitted carpet, Rinnai gas fire, Fuses. Open staircase to:

First Floor

LANDING : Vinyl flooring, ceiling light point.

KITCHEN : 12' 2" x 8' 2" (3.7m x 2.5 m)

East facing windows, curtains, Vinyl flooring, Radiator, wall light point, ceiling light point, power points, timber strip ceiling, wall units, stainless steel sink and drainer, splash back tiling, corner seating, Magnet cooker and grill, Phillips 4 ring gas hob, Zanussi fridge freezer, Zanussi washing machine, Saunier Duval boiler for gas central heating and hot water.

BEDROOM 1 : **12' 9" x 11'7" (3.9m. x 3.5m)**

East facing door leading to a small balcony, curtains, East facing window, timber strip ceiling, wall light point, ceiling light point, Recessed wardrobe, fitted carpet.

BATHROOM : **5' 9" x 5' 8" (1.75m x 1.73m)**

West facing window, vinyl flooring, ceiling light point, W.C, bath, wash hand basin, mirror with light and shaver point, splash back tiling, mirrored medicine cabinet.

EXTERIOR

Entrance and exit gates gravelled forecourt, central flag standard, concrete shed, sheltered valley gardens, with extensive lawn areas, shrubs and bushes. Pathways to terraces and shrubbery. Paved patio areas to each cottage. Communal outdoor swimming pool 29ft x 15ft. Garden taps. External lighting.



MAPS

