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“RUTLAND” VALONGIS



PRICE ON APPLICATION

A most delightful modern bungalow, with annex, built on the edge of St Anne's with access to open countryside, close to the Golf Course and Beaches. This is a most luxurious property that has had no expense spared in the building and finishes.

The accommodation comprises a wide and spacious central Hallway giving access to: large and well proportioned Sitting room, a light and airy Kitchen and Breakfast area, Dining Hall, three double Bedrooms, (2 en-suite) and a further Bathroom. There is also a large Annex with separate access, currently used as a Utility Room, Workshop and Art Room but designed for easy conversion to a 'Granny flat' if desired. There is a large garden on all four sides of the building.

The access road from Valongis belongs to the property. There is oil fired central heating and all windows are Upvc double glazed. There are ample power points and radiators.

Entered through a half-glazed door into:

PORCH: **2.74 m x 1.52 m (9' x 5')**

The Porch has a tiled floor, window facing South, central light and curtained storage area. Through multi-pane door to:

HALLWAY: **7.87 m x 1.96 m (25' 10" x 6' 5")**



The Hallway is has a tiled floor and recessed spotlights. There is access to the roof space, which is floored and lit, via a fitted loft ladder.

Ahead in the Hallway to:

DINING HALL: **3.74 m x 3.05 m (12' 3" x 10')**



This is an elegant Dining Hall with tiled floor and has a decorative triple ceiling light. The full length windows and door lead into the courtyard. The windows and door face East.



Off the Dining Hall, through double doors into:

SITTING ROOM: **7.93 m x 4.70 m (26' x 15' 5")**



This is a spacious and light Sitting Room with a multi-fuel stove in the fireplace, with wood surround.



Through French windows to the West into:

CONSERVATORY: **4.57 m x 3.96 m (13' x 15')**



The Conservatory has a tiled floor, pitched roof and doors to the North and South giving access to the garden and additional cooling in hot weather. There are two double wall lights and just outside the North door is a large water butt. There is a terrace outside the South facing door.

Back through to Sitting Room to Dining Hall and into:

KITCHEN/BREAKFAST ROOM: 7.51 m x 3.55 m (24' 8" x 11' 8")



A large breakfast bar divides the room into a Kitchen and versatile eating area. There is an Italian ceramic tiled floor, casement opening window and patio doors facing North, casement opening window and further door facing South.



There is a 1½ sink with drainer and mixer tap; ceiling spotlights; fitted cream units with marble effect work surface; built in Zanussi dishwasher, Stoves oven and grill, 5 gas on glass hob rings with extractor fan over; fridge.

Back along Hallway to:

MASTER BEDROOM: 4.62 m x 3.71 m (15' 2" x 12' 2")

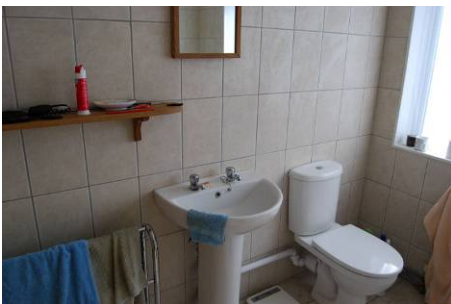


The casement opening window faces West, wooden flooring, decorative wall lights and an overhead light fitting.

There is a decorative glass paned concertina door through to a large, lit walk-in closet.

Wooden doorway through to:

MASTER BATHROOM: 2.45 m x 2.41 m (8' 2" x 8')



Fully tiled, with South facing window and white suite comprising bath, wash basin and W.C.

Back to Hallway:

BEDROOM 2:

3.66 m x 3.33 m (12' x 10' 11") max



This is a double/twin bedroom with wooden floor and a North facing window.

EN SUITE SHOWER ROOM:

1.82 m x 1.21 m (6' x 4')



Fully tiled shower room with towel rail radiator. White suite consisting of shower, hand basin with mirror and light above and W.C.

BEDROOM 3:

4.47 m x 3.02 m (14' 8" x 9' 11") max



This double bedroom has windows to the South and East; a wooden floor and a large, lit storage cupboard with shelving and hanging space. This room has a separate telephone line installed.

Across Hallway to:
BATHROOM:

2.43 m x 2.13 m (8' x 7')



The bathroom is fully tiled and has a white suite comprising: bath with shower over, hand basin and W.C. Window facing South.

Back through Kitchen to:
ANNEX

There is a large annex comprising Utility Room, Art Room and Workshop. It has a separate entrance from the front of the house and could be converted into separate living accommodation.

ART ROOM:

6.40 m x 4.24 m (21' x 11' 4")



The Art Room has windows facing East and North. It could easily be a bedroom with en-suite bathroom and the workshop could be a sitting room.

WORKSHOP:

6.40 m x 6.03 m (21' x 17' 3")



The workshop has 3-phase power which is easily removed if not required. Windows face South and East with an extra wide entrance door facing West. There is loft access in the workshop, with fitted loft ladder; there is strip lighting and a reinforced floor to allow for heavy machinery.

Between the Kitchen and Art Room is:

UTILITY ROOM:

3.02 m x 1.45 m (9' 11" x 4' 9")

The Utility Room has a washing machine, central heating thermostat, door giving access to the garden and a large storage cupboard with shelving.

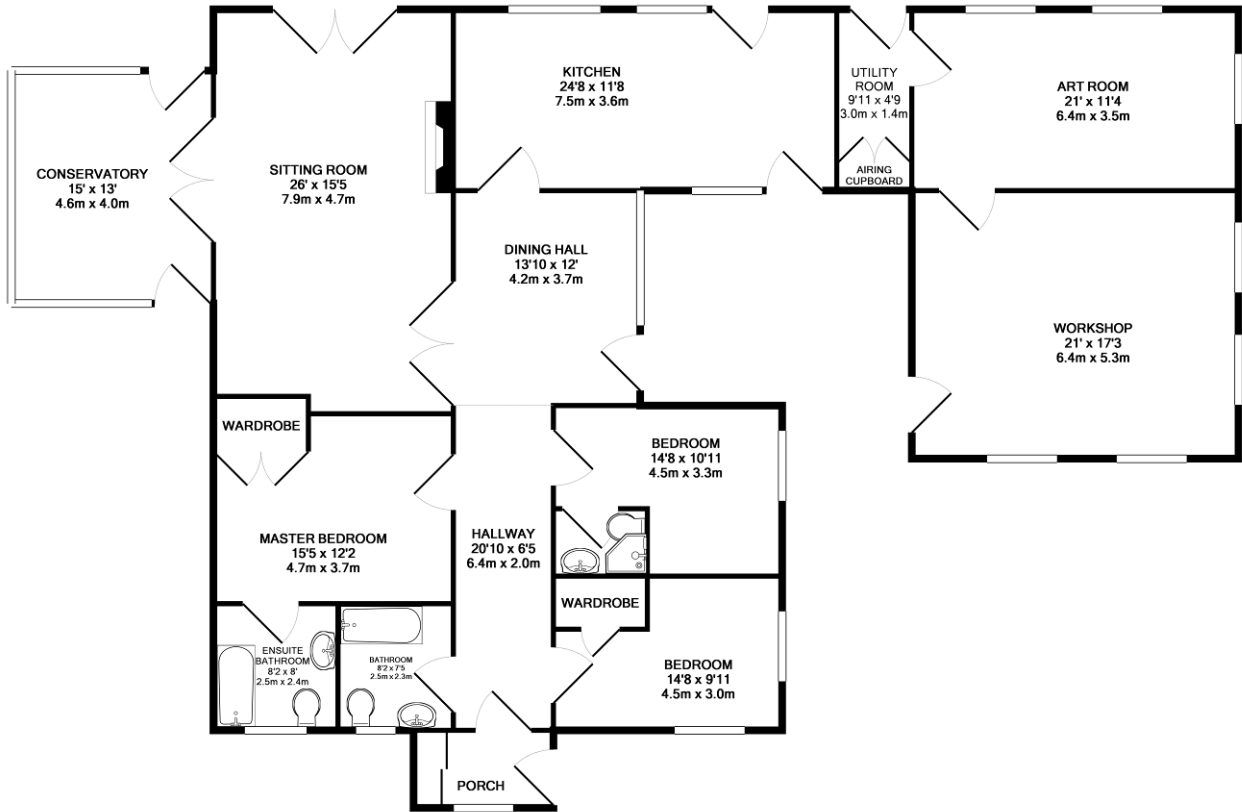
OUTSIDE:

At the front of the house is a driveway plus hard standing, with ample parking for several cars. The round planters in the front garden are not included in the sale. There is external lighting. The Upvc oil tank is situated on the East side together with a Garden Shed approximately 10' x 8'. There is also a Greenhouse and vegetable patch.



Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide

FLOORPLAN



TOTAL APPROX. FLOOR AREA 233.2 SQ.M. (2510 SQ.FT.)
 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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