



Local Market

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Est 1879

LOVELLS



Sole Agent



£1,075,000 Forest

Vue Du Manoir
Rue Du Manoir

Substantial Victorian villa

Spacious house with one bedroom wing

Versatile accommodation

Rural & sea views

Large gardens & greenhouse

Two garages & parking



7 Bed(s)



5 Bath(s)



8 Car(s)

Perry's Guide Ref: 28 B3 TRP: 401



Vue Du Manoir, Rue Du Manoir, Forest

Vue Du Manoir is an exquisite detached Victorian Villa built in 1894 which is located in the upper parishes overlooking rural fields and with distant sea views. The vast accommodation is extremely versatile with lots of character and can offer a spacious seven bedroom house with numerous reception rooms or a five bedroom house with a one bedroom wing. With a sizeable lounge/dining room, two conservatories, kitchen/dining/family room and the separate accommodation of the wing plus two garages, greenhouse and large gardens, the property is suitable for families looking for the extra space or even the possibility of extra income. If you are looking for an amazing house with large and sunny gardens, please call us to book a viewing.

Entrance Porch

3'8 x 1'1 (1.12m x 0.33m) Tiled floor. Glazed uPVC doors with window to front. Glazed wooden door to:

Entrance Hall

20'7 x 7' (6.27m x 2.13m) Original tiled floor. Three door storage cupboard. Stairs to First Floor Landing. Doors to:

Inner Hall

6'11 x 4'7 (2.11m x 1.40m) Under stairs storage cupboard. Doors to:

Lounge/Dining Room

25'6 x 12'10 (7.77m x 3.91m) Large double aspect window to front. Window to Conservatory. Feature fireplace with marble surround, marble hearth and wooden mantel over.

Kitchen/Breakfast Room

23'3 x 13'4 (7.09m x 4.06m) Fitted with a range of pine wall and base units with a beige mottled effect work surface, incorporating a single bowl beige acrylic sink and drainer. Tiled splashbacks. Appliances: De Dietrich halogen hob, extractor fan and electric oven. Cupboard housing the plumbing for a dishwasher. Large aluminium sliding door to Conservatory. Window to side. Glazed wooden double doors to Wing. Part glazed wooden door to Rear Porch.



Rear Conservatory

19'9 x 9'10 (6.02m x 3.00m) Of uPVC construction on dwarf height walls. Double doors leading to and overlooking the rear patio and garden. Double wooden doors to:

Side Conservatory

17'6 x 8'11 (5.33m x 2.72m) Of uPVC construction on dwarf height wall. Tiled flooring. Double doors to front. Cupboard housing the oil fired central heating boiler.

Returning to the Kitchen/Breakfast Room a door leads to:

Utility

10'10 x 7'9 (3.30m x 2.36m) Fitted with a range of wood wall and base units with a beige mottled effect work surface over, incorporating a single bowl stainless steel sink and drainer. Appliances: Bosch washing machine, Servis tumble drier. Window to rear. Part glazed uPVC door to side. Door to:

Shower Room

7' x 4'3 max (2.13m x 1.30m max) Part tiled walls. Window with obscure glass to rear. Three piece brown suite comprising shower cubicle, low level WC and corner wall mounted wash hand basin. Returning to the Entrance Hall stairs lead up to the:

First Floor Landing

15'10 x 6'10 (4.83m x 2.08m) Window to rear. Stairs to Second Floor. Door to Wing. Doors to:

Bathroom

10'4 x 6'10 (3.15m x 2.08m) Part tiled walls. Window to front with rural and distant sea views. Three piece beige suite comprising bath with shower mixer over, low level WC and wash hand basin set into one door vanity cupboard with tiled work surface.

Bedroom 1

14'2 x 13'8 (4.32m x 4.17m) Dual aspect window to front with rural and distant sea views.

Bedroom 2

13'7 max x 12'10 (4.14m max x 3.91m) Window to rear overlooking the rear garden. Feature Victorian cast iron fireplace with tiled surround, slate hearth and wooden mantel over. Under stairs cupboard with hanging rail.

Returning to the First Floor Landing stairs lead up to the:

Second Floor Landing

9'6 x 4'1 (2.90m x 1.24m) Doors to:



Bedroom 4

11'7 x 11'2 (3.53m x 3.40m) Large Velux window to rear. Window to side.

Bedroom 3

15' max x 12' max (4.57m max x 3.66m max) Part clad walls. Vaulted ceiling. Window to front with rural and sea views. Recess with wash hand basin set into two door vanity cupboard with tiled work surface and splashback.

Bedroom 5

13'2 x 9'3 (4.01m x 2.82m) Velux window to rear. Two door eaves storage cupboard.



Shower Room

6'9 max x 5'5 (2.06m max x 1.65m) Velux window to rear. Eaves storage. Three piece white suite comprising shower cubicle, low level WC and wash hand basin set into two door vanity cupboard and tiled splashback.

Returning to the Kitchen/Breakfast Room, lockable glazed double doors lead to:

THE WING

The Wing - Dining Room

16'6 x 9'5 (5.03m x 2.87m) Run of stained glass windows and double glazed windows to side. Double uPVC glazed doors with side windows to rear. Glazed roof. Feature fireplace with granite surround, hearth and



The Wing - Lounge



The Wing - Kitchen



The Wing - Dining Room

mantel. 2'7" Opening with breakfast bar, leading through to:

The Wing - Kitchen

9'9" x 9' (2.97m x 2.74m) Fitted with a range of medium oak wall and base units with a grey marble work surface, incorporating a single bowl beige acrylic sink and drainer. Tiled splashbacks. Appliances: Integrated Whirlpool hob with Whirlpool oven and extractor over, integrated Hotpoint dishwasher and integrated fridge. Sharp microwave. Window with obscure glass to side. Tiled floor. Part glazed wooden door to:

The Wing - Inner Hall

11'4" x 3'9" (3.45m x 1.14m) Under stairs storage cupboard. Lockable double doors to Inner Hall of the Main House. Doors to:

The Wing - Bathroom

7'2" x 6'1" (2.18m x 1.85m) Tiled walls. Window with obscure glass to side. Three piece white suite comprising bath with shower mixer over, low level WC and wash hand basin set into one door vanity cupboard with marble work surface.

The Wing - Lounge

14'1" x 11' (4.29m x 3.35m) Window to front. Part glazed wooden door to Stairs.

The Wing - First Floor Landing

20'3" x 2'11" (6.17m x 0.89m) Door to First Floor Landing of Main House. Doors to:

The Wing - Bathroom

7'8" x 7'2" (2.34m x 2.18m) Part tiled walls. Window to rear. Three piece beige suite with corner bath with shower mixer, low level WC and pedestal wash hand basin. Cupboard housing the hot water cylinder.

The Wing - Bedroom

14'3" x 11'1" (4.34m x 3.38m) Window to front with rural and distant sea views.

EXTERIOR

Double Garage/Workshop No 1

30'5" x 10.2' (9.27m x 3.10m) Up and over door to front. Two windows and a glazed uPVC door with obscure glass to side. Shelving, workbenches, electric sockets and lighting.

Garage/Workshop No 2

19'10" x 10.2' (6.05m x 3.10m) Up and over door to front. Window to side. Electric sockets and lighting.



The Wing - Bedroom



The Wing - Bathroom



The Wing - Dining Room

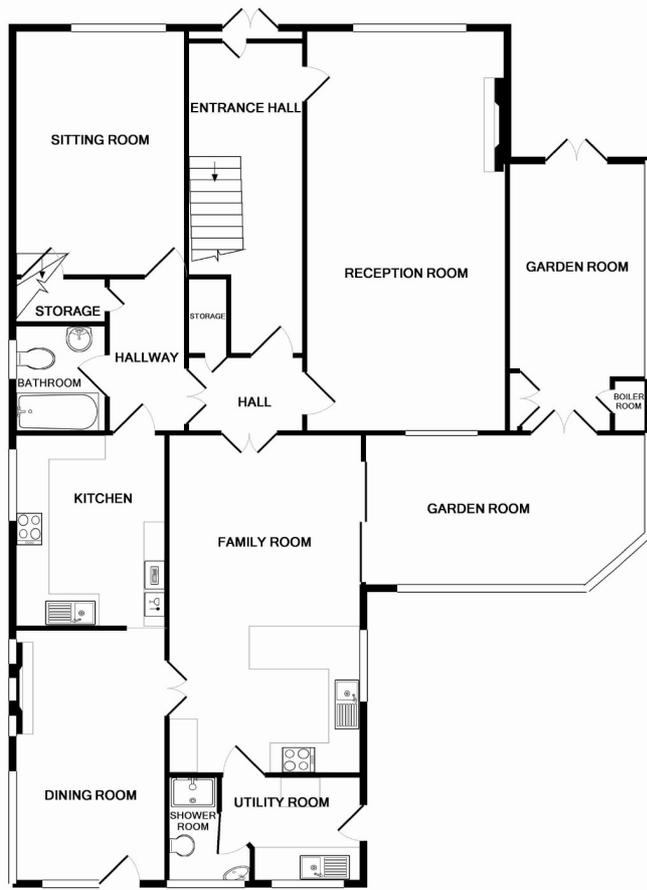




Gardens

At the front of the property is a formal gravelled and planted front garden with manicured shrubs and bushes. A tarmac pathway leads to the front door. At the side is a red tarmac driveway with parking for numerous cars leading to the double garage/workshop 1. Also at the front is a small, enclosed, tiled, patio area with double doors leading to the side conservatory. At the rear of the property is a concrete printed courtyard with a central planter. Steps lead up to a paved and gravelled patio area with plants, manicured shrubs and trees with a further pathway leading to the rear garden which is lawned and enclosed by

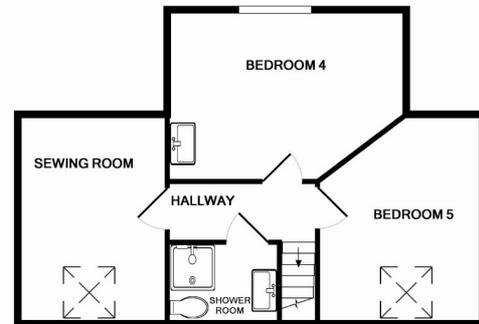
hedges and a large granite rockery. To the far side is a paved pathway which leads to a secluded sun trap patio area, ideal for alfresco dining and entertaining. The side lawned garden is planted with apple trees with a gravelled pathway leading to a wooden greenhouse (approximately 100' x 16'4) which has a door to front and a large width door to rear allowing access for a sit-on mower. At the rear of the greenhouse and garden is a further expanse of lawn which again is enclosed by hedging and has foundations of an old barn which could, with the relevant permissions, be reconstructed to provide parking as there is a right-of-way over a side track to gain access to the rear of the garden.



GROUND FLOOR



1ST FLOOR



2ND 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 carpets, curtains, blinds, light fittings and the kitchen appliances as listed.

Services

Mains electricity, water and drainage. Oil central heating.

Directions

With the Mallard Cinema on the left, the road bends to the right. Keep on the main road and the property is approximately half a mile along 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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