

HOMESTEAD

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

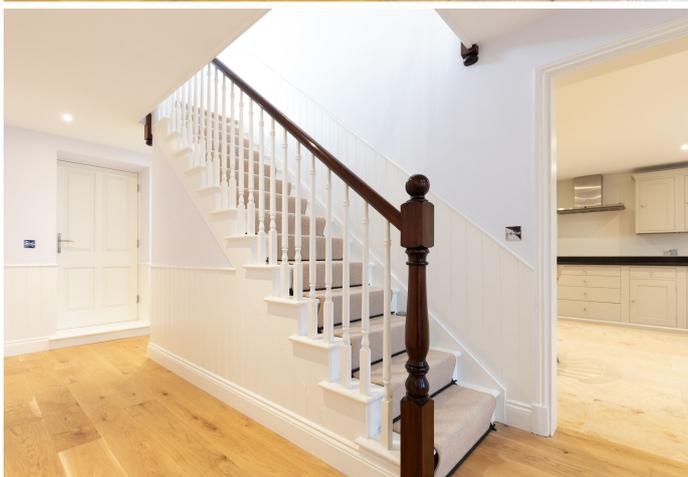
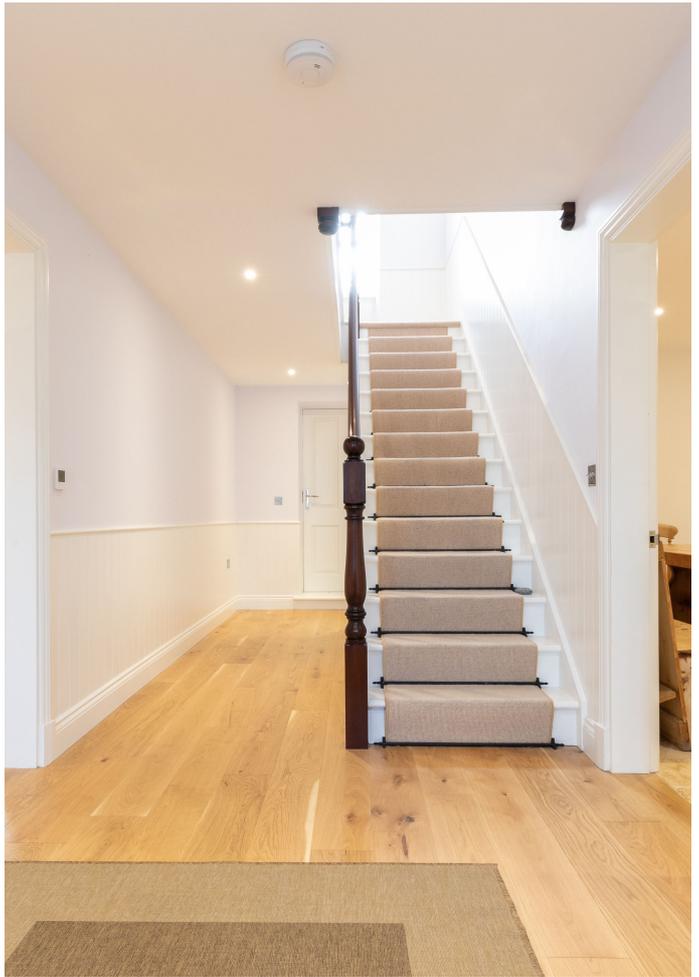
£3,600 ST. OUEN

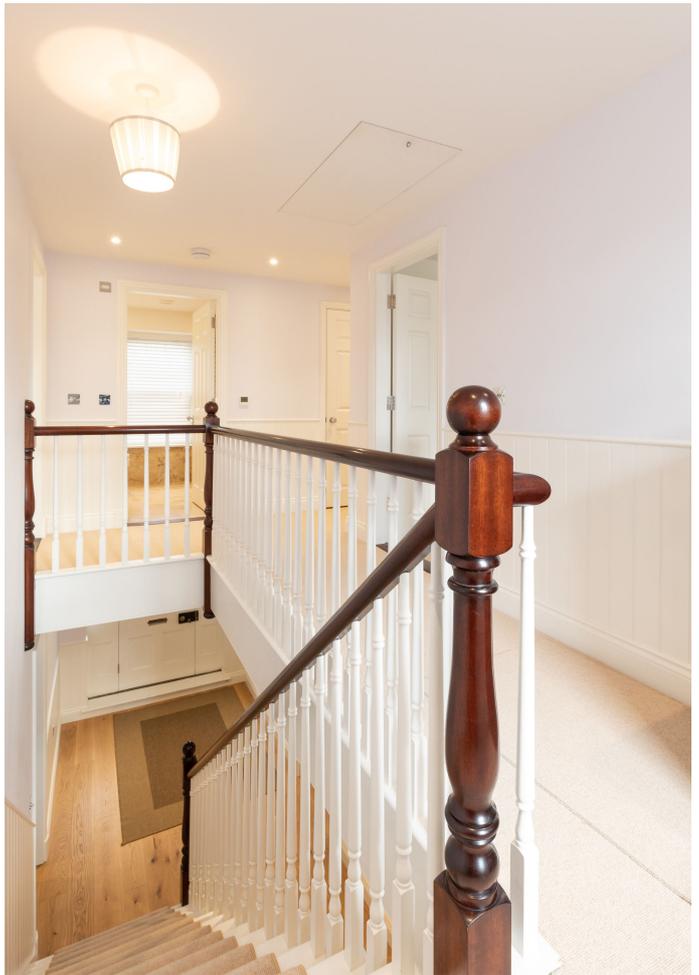
ENTITLED/LICENSED This immaculately presented home beautifully combines traditional character with high-specification modern living. Designed for comfort and efficiency, the property benefits from an advanced geothermal heating system, harnessing renewable energy to maintain a pleasant temperature year-round while keeping energy costs to a minimum. An impressive entrance hall leads to a spacious sitting room featuring a striking granite fireplace with wood-burning stove and bespoke fitted storage to either side. The luxurious kitchen/dining room is equipped with a range of quality integrated appliances, complemented by a separate utility room and cloakroom. The the first floor, the property offers an exceptionally generous principal suite with En-suite bathroom, two further double bedrooms, and a stylish family bathroom. Externally, the home is accessed via its own private driveway and enjoys a lawned front garden. Set in a peaceful rural location, the property offers easy access to...



LIVINGROOM

The Channel Island Estate Agent







GROUND FLOOR

Entrance hall	23'2 x 7'1
Kitchen/dining room	24'1 x 14'5
Utility room	7'5 x 5'
Sitting room	23'3 x 15'8
Cloakroom	7'3 x 4'9

FIRST FLOOR

Landing	16'8 x 10'8
Master bedroom	24'5 x 14'8
En-suite bathroom	9'10 x 6'10
Bedroom two	14'4 x 13'6
Bedroom three	12'9 x 11'4
House bathroom	7'1 x 6'7

KEY FACTS

Modern well proportioned accommodation
Luxurious finish
Magnificent kitchen/dining room and utility
Sitting room with granite fire place and woodburner
Sizeable master suite
Highly efficient Geothermal heating
Rent to include Gardener, window cleaning and annual maintenance of the ground source heat pump
Lawned garden
Private driveway access and parking
Beautiful rural location
Regret not suitable for pets
Available May 2026
ENTITLED/LICENSED

HEATING

Geothermal heating

APPLIANCES

Bosch double oven
Bosch induction hob
Bosch fridge/freezer
Bosch dishwasher
Bosch washing machine
Bosch dryer

INCLUSIONS

To include all appliances, white goods and furnishings listed in the inventory/condition report

SCHOOL CATCHMENT

Les Landes
Les Quennevais

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.

£3,600



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