

YEWTREE COTTAGE

SOLE AGENT



2

BEDROOMS

1

BATHROOM

1,489

SQ FT

0.3

ACRES

£1,450,000 ST. JOHN

On the market for the first time in 38 years, this detached “chocolate box” cottage is situated above Bonne Nuit Bay and is a short drive to M&S, St. Johns village and cliff path walks. This characterful property emanates charm with its circular granite staircase, French antique doors on the cupboards and original beams. Many original features have been retained and yet it also has a contemporary feel with all the convenience of a modern home. Current accommodation provides two bedrooms (second reception room provides scope for third bedroom with ensuite), one bathroom, kitchen/diner with a vaulted ceiling and staircase leading to a minstrel’s gallery, first floor sitting room with beamed vaulted ceiling. Outside is a picturesque cottage style garden with mature planting and summer house where you can enjoy sea views. Add to this the pool house with changing room, shower and kitchenette located beside the heated pool, this fabulous home, is highly deserving of closer inspection.



LIVINGROOM
The Channel Island Estate Agent















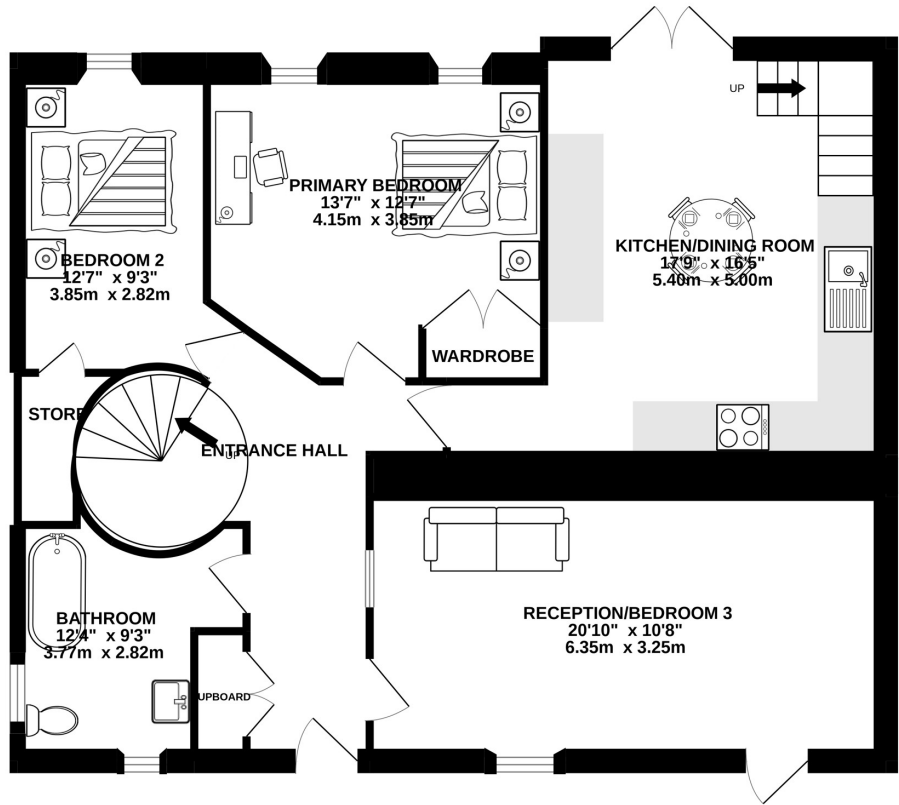




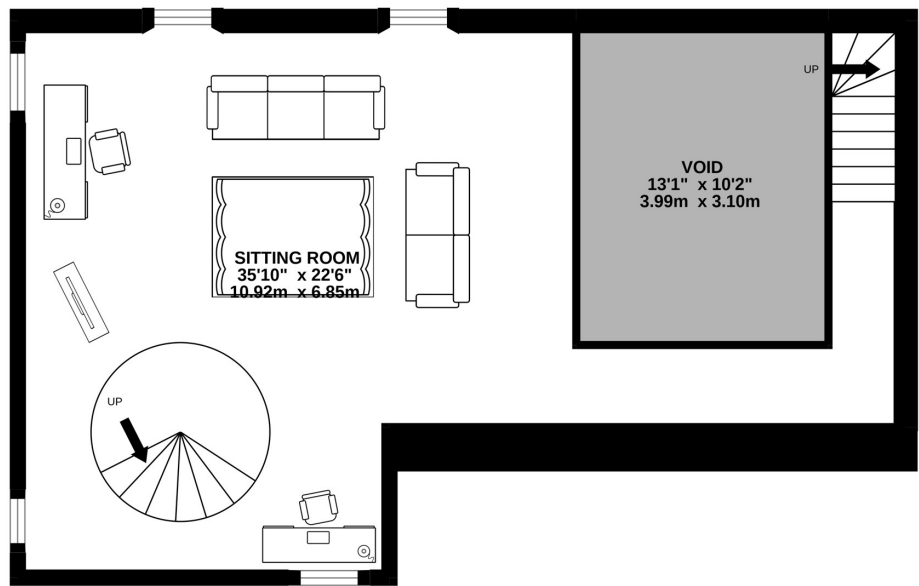




GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

GROUND FLOOR

Entrance Hall	11'5 x 17'5
Kitchen/Dining Room	17'9 x 16'5
Primary Bedroom	13'7 x 12'7
Bedroom Two	9'3 x 12'7
Bathroom	9'3 x 12'4
Reception/Bedroom Three	20'10 x 10'8

FIRST FLOOR

Sitting Room	35'10 x 22'6
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KEY FACTS

- Picture perfect detached cottage
- Two double bedrooms, one bathroom
- Second reception room could be converted into third bedroom with en-suite
- Kitchen/diner with vaulted ceiling and minstrels gallery
- Sitting room with beamed vaulted ceiling on first floor
- Peaceful rural and private location
- Well equipped pool house, heated pool and patio areas
- Large mature garden with summer house and distant sea views
- Designated parking for two vehicles
- Nature lovers dream location

SERVICES

- Mains water
- Shared septic tank and soak away

HEATING

- Oil fired central heating

APPLIANCES

- Hoover washing machine/dryer
- Bosch dishwasher
- Neff hob
- Blanco extractor hood
- Neff Oven
- Neff microwave
- Hoover fridge/freezer

INCLUSIONS

- As per inventory

SCHOOL CATCHMENT

- St John
- Grainville

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.

£1,450,000



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