

LES LORIERES



4

BEDROOMS

3

BATHROOMS

2,630

SQ FT

0.2

ACRES

POA LOCAL MARKET, ST. MARTIN

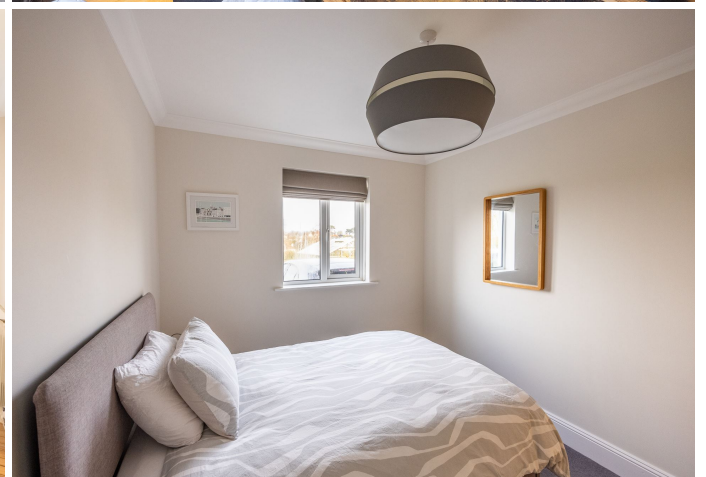
A stunning, detached family home situated in a secluded location overlooking agricultural land and woodland. Renovated and extended over recent years, the property is presented in immaculate condition - ground floor comprising porch, hall, shower room, bedroom four, study, utility room and three reception rooms - family room, sitting room and a beautiful glazed dining room with mono-pitch roof leading to a modern and well-appointed kitchen. The first floor offers a family bathroom and three double bedrooms, one of which is an impressive primary suite complete with stylish en-suite bathroom. Externally, the property enjoys a right of access over a private driveway to the front of the property where there is parking for multiple vehicles and access to a newly constructed garage. In addition, there is a further new outbuilding currently used as a studio/office and workshop. The South-West orientated garden is bounded by mature planting with a well-sited patio for optimum sunshine...

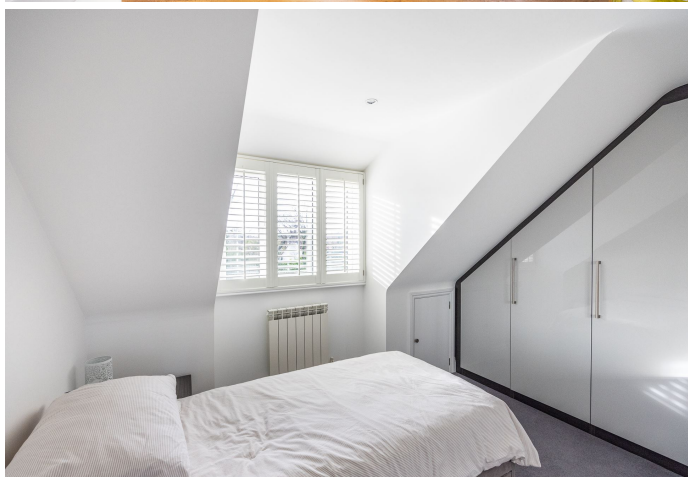


LIVINGROOM
The Channel Island Estate Agent

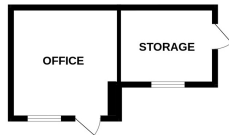




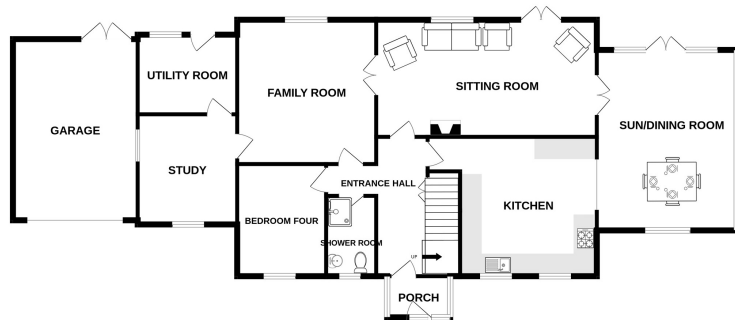




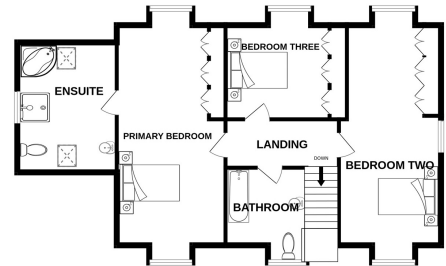




GROUND FLOOR
1763 sq.ft. (163.8 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2630 sq.ft. (244.4 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.

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GROUND FLOOR

Entrance porch	6'3 x 4'1
Hallway	14'3 x 9'8
Shower room	7'11 x 4'11
Bedroom four	11'1 x 8'10
Study	10'11 x 10'4
Utility room	9'10 x 7'10
Family room	14'3 x 11'8
Sitting room	21'10 x 11'7
Sun/dining room	17'10 x 13'10
Kitchen	13'9 x 11'11

FIRST FLOOR

Landing	
Bedroom two	19'8 x 11'11
Bedroom three	12' x 9'4
Primary bedroom	21'3 x 10'9
En-suite bathroom	12'10 x 9'6

EXTERIOR

Garage	17'11 x 12'4
Studio/office	11'0 x 10'8
Workshop/store	9'6 x 7'7

KEY FACTS

Stunning, detached family home
 Situated in a quiet location with surrounding woodland
 Walking distance to both St. Peter Port and St. Martin amenities
 Renovated and refurbished over recent years
 Surrounding garden with studio/office/workshop
 Parking for multiple vehicles and garage

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

Smeg range gas oven and hob
 Smeg extractor unit
 Miele dishwasher
 Miele fridge and freezer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

St Martin's Primary School
 Les Beaucamps High School

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.

POA



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