

# ROZEL VILLA

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**2,586**

SQ FT

**0.3**

ACRES

## POA ST. MARTIN

This superb mid to late 19th century Grade 3 Listed property has been lovingly maintained and enhanced by the current owners to create a wonderful family home with a warm and welcoming ambience. Located close to Rozel Harbour and Fliquet Bay, this elegant looking property contributes to the picturesque rural surroundings. This well-balanced characterful home offers the perfect blend of living and sleeping accommodation. On the ground floor the property offers four reception rooms, modern kitchen/dining room, large utility/pantry, and shower room. On the first floor you will find four double bedrooms with varying views and house bathroom. Externally, the property boasts front and rear gardens perfect for enjoying the sun, a garage/workshop as well as numerous outbuildings, whilst the wrap around driveway provides extensive parking. For more information or to arrange a viewing please call us on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



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The Channel Island Estate Agent























































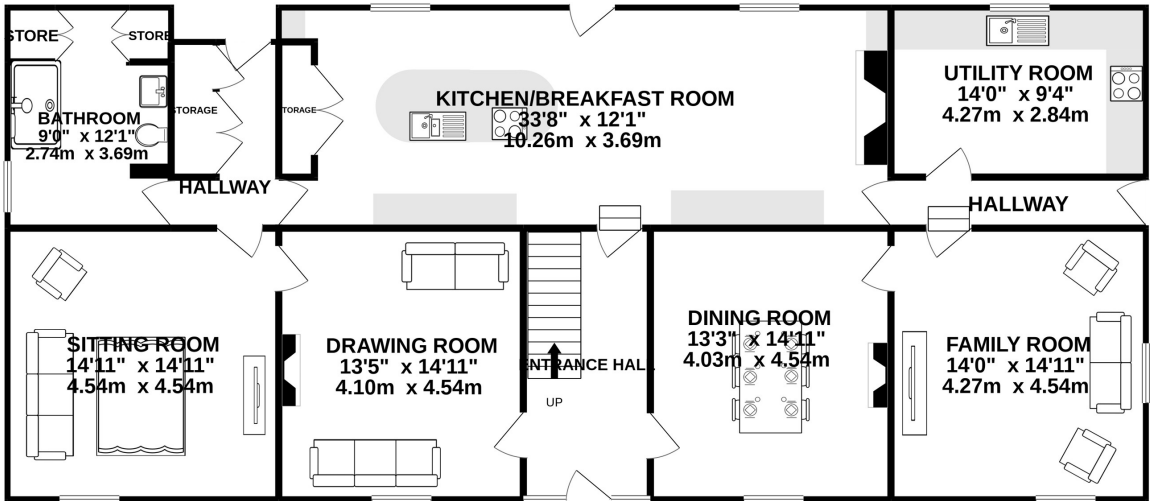




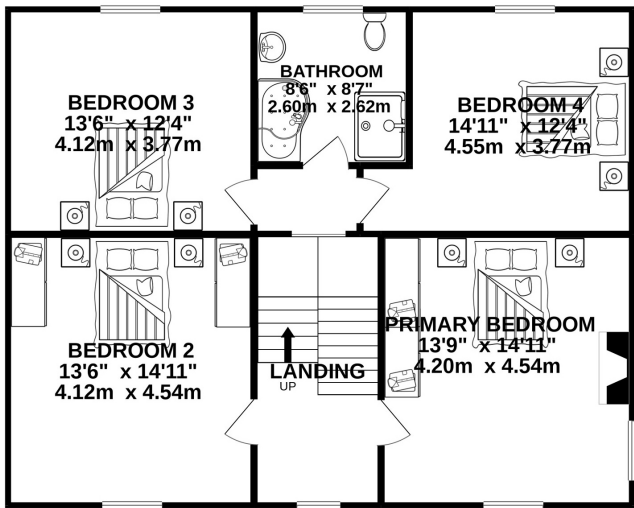




GROUND FLOOR  
1659 sq.ft. (154.1 sq.m.) approx.



1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 2586 sq.ft. (240.3 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.  
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## GROUND FLOOR

Entrance Hall	7'0 x 14'11
Drawing Room	13'5 x 14'11
Sitting Room	14'11 x 14'11
Kitchen/Breakfast Room	33'8 x 12'1
Dining Room	13'3 x 14'11
Family Room	14'0 x 14'11
Inner Hallway	14'0 x 2'10
Utility Room	14'0 x 9'4
Shower Room	9'0 x 12'1

## FIRST FLOOR

Landing	7'0 x 14'11
Primary Bedroom	13'9 x 14'11
Bedroom Two	13'6 x 14'11
Bathroom	8'6 x 8'7
Bedroom Three	13'6 x 12'4
Bedroom Four	14'11 x 12'4

## KEY FACTS

Four bedrooms, two bathrooms  
 Located close to Rozel Harbour and Fliquet Bay  
 Landmark property  
 Open plan kitchen/dining room perfect for entertaining  
 Numerous reception rooms  
 Flexible accommodation  
 Ground floor shower room  
 Picturesque rural surroundings  
 Boasts front and rear gardens  
 Wrap around driveway with ample forecourt parking

## WATER SERVICES

Borehole water and rainwater collection  
 UV filtration system & secondary purification system  
 Mains water connection in the road

## DRAINAGE

Septic tank and soakaway

## HEATING

Oil fired central heating  
 2 x boilers

## POTENTIAL RENTAL INCOME

£5,000 per month

## TENURE

Freehold

## IMPORTANT INFORMATION

Grade 3 Listed - Reference: MN0058

## INCLUSIONS

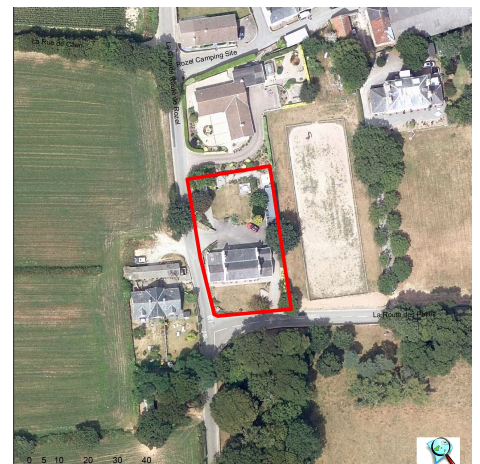
As Per Inventory

## SCHOOL CATCHMENT

St Martin  
 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.

## POA



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