

Cedar Cottage, 3, La Grange Martin

SOLE AGENT



4

BEDROOMS

1

BATHROOM

1,750

SQ FT

0.1

ACRES

POA ST. MARTIN

This four-bedroom family home is located at the end of a private driveway and forms part of an original granite farmstead. This stunning terraced granite cottage is tucked away from the main road and close to shops and a host of primary and secondary schools. Laid out over three floors, briefly comprising; four double bedrooms, one bathroom, a large kitchen/diner which extends into the conservatory, a study, a very spacious and light-filled sitting room with oak floor and open fire, and a cloakroom with utility space. There are plans to add an en-suite for the primary bedroom, work was started but is unfinished. There is a good-sized West-facing private garden with a hot tub and patio area, a large double garage, plus parking for four vehicles complete this wonderful home. For more information or to arrange a viewing please call us on 01534 717100, alternatively email jersey@livingroomproperty.com to avoid disappointment.



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The Channel Island Estate Agent









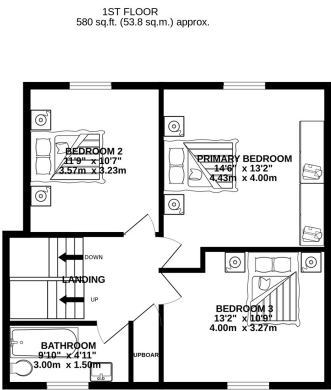
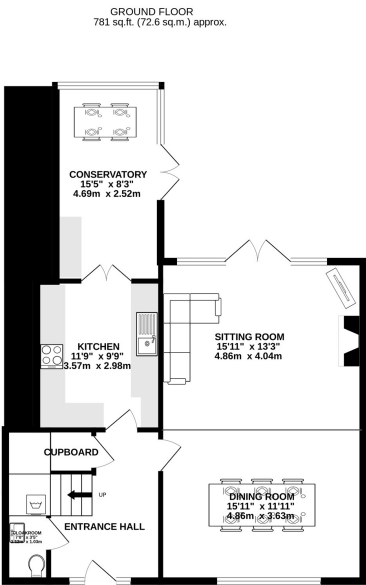












TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

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

Dining Room	15'11 x 11'11
Sitting Room	15'11 x 13'3
Kitchen	11'9 x 9'9
Conservatory	15'5 x 8'3
Cloakroom	7'0 x 3'5

FIRST FLOOR

Primary Bedroom	14'6 x 13'2
Bedroom 2	11'9 x 10'7
Bedroom 3	13'2 x 10'9
Bathroom	9'10 x 4'11

SECOND FLOOR

Study	11'7 x 7'6
Bedroom 4	16'6 x 13'2

KEY FACTS

Four bedrooms, one bathroom, three reception
Sought after Parish of St. Martin
Granite open fireplace
Close to primary and secondary schools
On a bus route
Quietly located away from main road
Beautiful West facing garden
Detached double garage plus parking for 3-4 vehicles
Plans to add an en-suite for the primary bedroom have been started but unfinished

SERVICES

Mains drains & water

HEATING

Electric Fahren radiators (no boiler)

COMMUNAL CHARGE

£30 per month

TENURE

Freehold

POTENTIAL RENTAL INCOME

£3,500 pcm

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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