

# The Barn, La Ferme De La Fontaine



**3**

BEDROOMS

**2**

BATHROOMS

**1,652**

SQ FT

**0.2**

ACRES

## POA GROUVILLE

The Barn is a detached three-bedroom new home situated within an exclusive development of three properties in the heart of Grouville. Renovated to a high standard in 2022, this characterful barn conversion provides a blend of modern and traditional style living. The property boasts an open plan kitchen/dining entertaining space with vaulted ceiling which flows effortlessly via French doors into the front garden. The ground floor also boasts two double and a single bedroom, the primary bedroom has an en suite and there is a house bathroom and utility room. Externally, the property benefits from a low maintenance garden to the front with patio and a patio to the rear. Finally, the property benefits from allocated parking for two vehicles plus visitor parking. For more information or to arrange a viewing please contact us at [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) or call 717100.



**LIVINGROOM**

The Channel Island Estate Agent































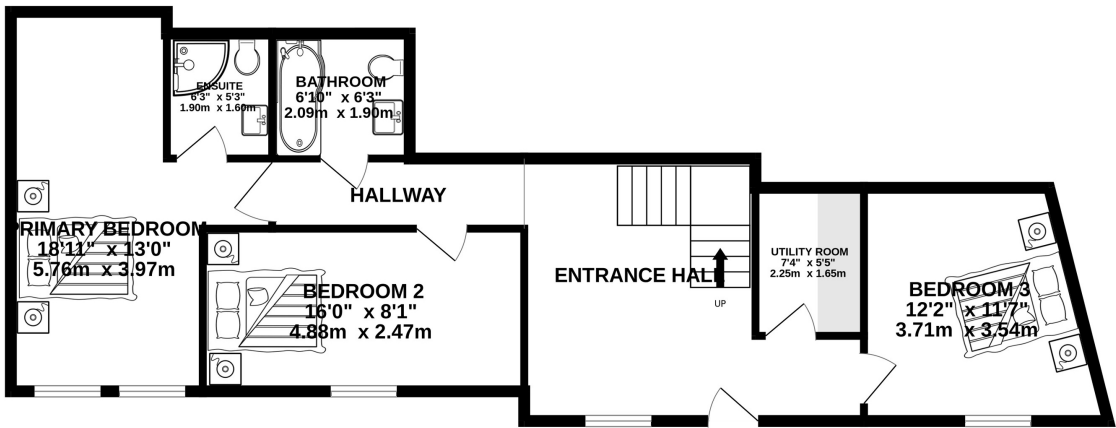




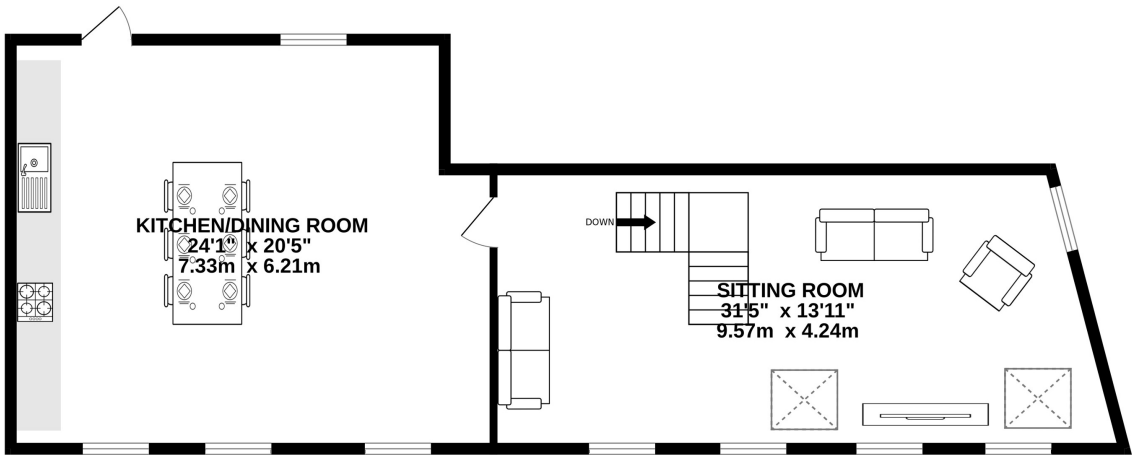




GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



FIRST FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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.  
Made with Metropix ©2023



## GROUND FLOOR

Primary Bedroom	18'11 x 13'0
En-Suite	6'3 x 5'3
Bathroom	6'10 x 6'3
Bedroom 2	16'0 x 8'1
Bedroom 3	12'2 x 11'7
Utility	7'4 x 5'5

## FIRST FLOOR

Sitting Room	31'5 x 13'11
Kitchen/Dining Room	24'1 x 20'5

## KEY FACTS

Three bedrooms, two bathrooms  
 Characterful property with stunning kitchen and living areas with vaulted ceilings on first floor  
 Low maintenance front garden and rear patio  
 Sought after Parish of Grouville  
 Parking for two vehicles plus visitor spaces  
 Barn conversion recently renovated by respected developer  
 Peaceful location  
 No onward chain

## SERVICES

Mains drains & water

## HEATING

Oil fired central heating with radiators and (wet) underfloor

## POTENTIAL RENTAL INCOME

£3,750 pcm

## INCLUSIONS

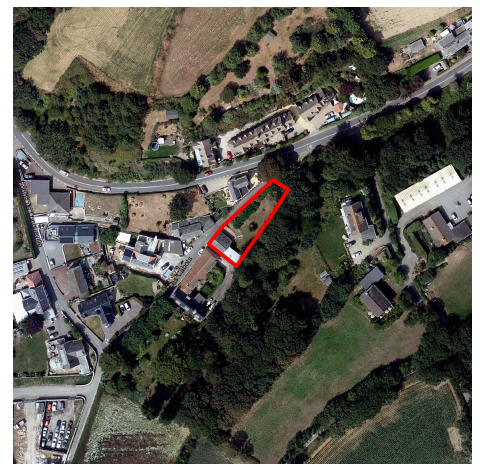
As per inventory

## SCHOOL CATCHMENT

Grouville  
 Le Rocquier

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



**LIVINGROOM**  
 The Channel Island Estate Agent