

BEAU REGARD



3

BEDROOMS

2

BATHROOMS

1,409

SQ FT

0.6

ACRES

POA ST. JOHN

Welcome to this charming property for sale in the picturesque countryside of St. John. This 18th-century cottage boasts three bedrooms and two bathrooms, preserving its historical character and offering a glimpse into the past. While it exudes old-world charm, the cottage presents a blank canvas for the creative buyer, ready to be transformed and tailored to their individual needs. Embrace the tranquility of rural living as this property is nestled in seclusion, offering utmost privacy and a serene escape. Enjoy basking in the warmth of the sun in your south-facing garden, a perfect spot for relaxation and outdoor activities. The property also features a workshop and a garage, providing ample space for hobbies and storage, while the property accommodates parking for three vehicles. Don't miss out on this exceptional opportunity - it's available immediately, beckoning you to turn this historic gem into your dream home! Call our sales team on 01534 717100.



LIVINGROOM
The Channel Island Estate Agent











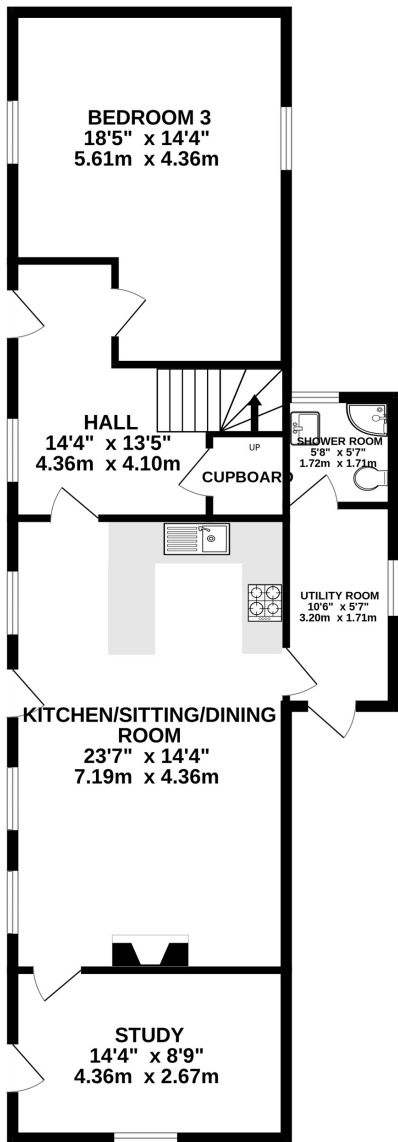




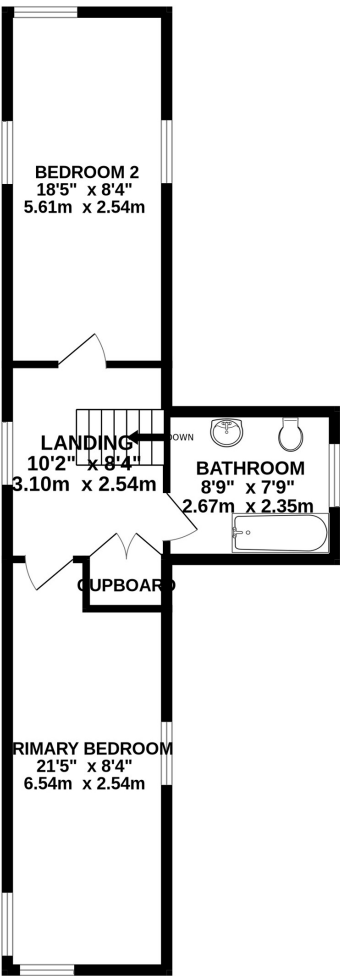




GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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

Kitchen/Sitting/Dining Room	23'7 x 13'4
Study	14'4 x 8'9
Utility Room	10'6 x 5'7
Shower Room	5'8 x 5'7
Hall	14'4 x 13'5
Bedroom 3	18'5 x 14'4

FIRST FLOOR

Landing	10'2 x 8'4
Bedroom 2	18'5 x 8'4
Primary Bedroom	21'5 x 8'4
Bathroom	8'9 x 7'9

KEY FACTS

Granite cottage in country location
 Dates back to 1760
 South facing garden with vegetable patch
 Workshop and garage with storage
 Parking for two vehicles on the drive and a further space to the rear
 Grade 4 Listed
 Field numbers J863 and J865 are included within the sale
 Additional fields available to purchase separately
 In need of renovations / modernising
 Available immediately

WATER

Well situated in the front yard in front of large shed

DRAINAGE

Soak-away situated in the allotment to the left of the property

HEATING

Oil fired central heating

LISTING

Grade 4 Listed

TENURE

Freehold

INCLUSIONS

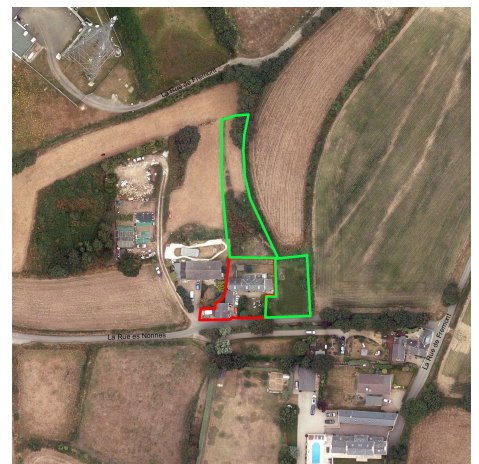
As per inventory

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.

POA



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