

LES REVEAUX DES ISLES

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,806

SQ FT

£848,000 LOCAL MARKET, ST. PIERRE DU BOIS

This unique, cherished family home is situated in a quiet, off-road location within a rural lane in the heart of St Pierre du Bois. Originally a Growers cottage and later extended, the property is naturally light throughout and offers excellent reception space. The accommodation is based over two levels and provides a spacious hallway, cloakroom, kitchen/breakfast room with aga, utility, dining room, conservatory (which overlooks the garden), sitting room and a bedroom/study on the ground floor. The first floor boasts superb, country views from every window and comprises two further bedrooms, shower room, en-suite bathroom and there is also a large attic space which is great for storage and could potentially be converted in the future (subject to planning permission). Externally, there is a good-sized South/West facing garden with storage sheds, car port and parking is available for multiple vehicles. This is very much a special property in a secluded location.



LIVINGROOM
The Channel Island Estate Agent



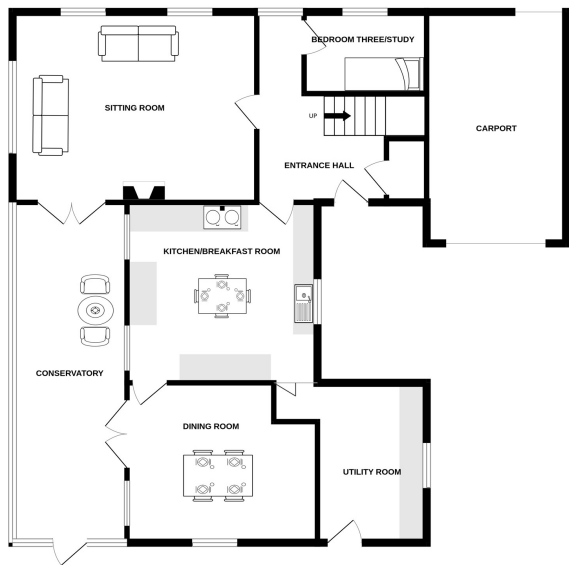




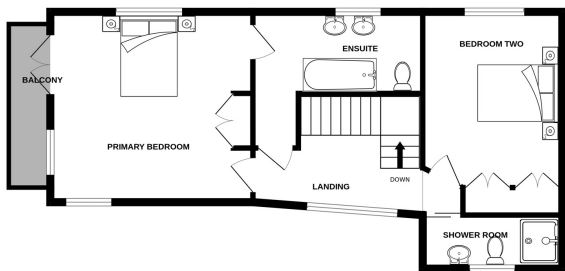




GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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	13'11 x 12'5
Cloakroom	4'1 x 2'10
Kitchen/breakfast room	13'11 x 13'2
Utility room	13'4 x 7'9
Dining room	13'11 x 11'7
Conservatory	24'10 x 8'4
Sitting room	17'10 x 13'11
Bedroom three/study	8'11 x 5'11

FIRST FLOOR

Landing	
Primary bedroom	15'5 x 14'9
En-suite bathroom	12'10 x 6'5
Bedroom two	14'10 x 10'2
Shower room	10'2 x 3'11
Attic space	

KEY FACTS

Unique, detached family home
Situating in a quiet, off-road location
Naturally light and rural views from the first floor
Good reception space
Enclosed sunny garden with storage sheds
Parking for multiple vehicles and car port.

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil Central heating
Aga does hot water (also separate immersion)

APPLIANCES

Oil-fired aga
Botted gas oven
Hotpoint fridge
Hotpoint freezer
Hotpoint washing machine

INCLUSIONS

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

SCHOOL CATCHMENT

La Houquette Primary
La Mare de Carteret 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.

£848,000



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