

LONDON HOUSE



3

BEDROOMS

3

BATHROOMS

1,755

SQ FT

1.6

ACRES

£1,595,000 ST. JOHN

Livingroom is delighted to introduce London House, a charming and character-filled detached granite cottage dating back to the 1800s, offering complete privacy within a wonderfully tranquil Jersey setting.

Set within verdant grounds amounting to approximately 1.64 acres, the property sits just moments from the cliff walks surrounding Devil's Hole, Les Mouriers and Sorel, yet remains beautifully sheltered within the valley.

Arranged over two floors, the stylish accommodation has been thoughtfully configured to balance period charm with modern comfort.

The ground floor comprises two generously proportioned reception rooms, a country-style eat-in kitchen with Rayburn cooker, a utility room, and a shower room with cloakroom. On the first floor are three double bedrooms and two bathrooms, with the principal bedroom accessed via its own separate staircase, creating an added sense of privacy and independence.

The property has been beautifully renovated throughout with sympathetic...

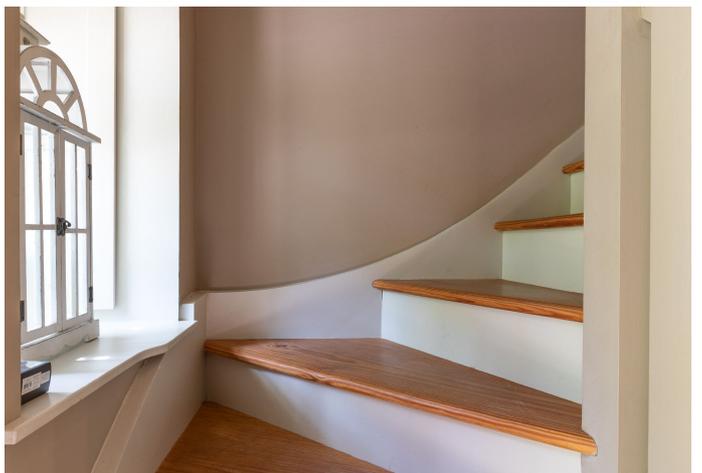


LIVINGROOM
The Channel Island Estate Agent





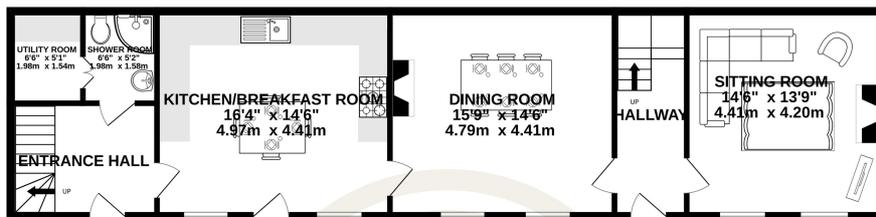




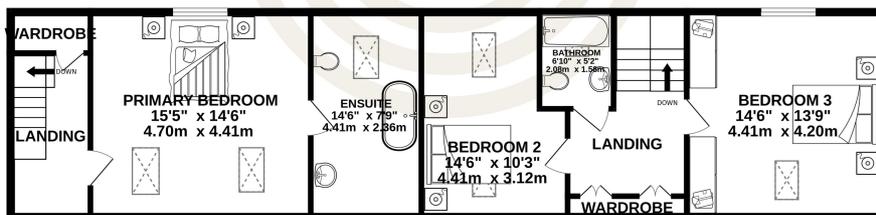




GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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 can be given.

GROUND FLOOR

Entrance Hall	10'3 x 8'0
Shower Room	5'2 x 6'6
Utility Room	5'1 x 6'6
Kitchen/Breakfast Room	16'4 x 14'6
Dining Room	15'9 x 14'6
Hallway	5'1 x 14'6
Sitting Room	13'9 x 14'6

FIRST FLOOR

Landing	5'7 x 11'7
Primary Bedroom	15'5 x 14'6
En-suite	7'9 x 14'6
Landing	8'4 x 13'0
Bedroom Two	13'9 x 14'6
Bedroom Three	10'3 x 14'6
Bathroom	5'2 x 10'6

KEY FACTS

Beautifully renovated country cottage
Idyllic and quiet location with access to cliff path walks
Original features throughout
Large cottage garden to the front
Orchard and woodland
Carport with storage above
Driveway parking for several vehicles

SERVICES

Mains water

DRAINAGE

Tight tank

HEATING

Oil central heating

OTHER INFORMATION

Grade 3 listed

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St John
Haute Vallee

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.

£1,595,000



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