

LES PRES



6

BEDROOMS

4

BATHROOMS

9,040

SQ FT

8.5

ACRES

POA LOCAL MARKET, ST. PIERRE DU BOIS

This stunning, substantial Guernsey farmhouse is situated in a rural, country lane, adjacent to a pretty valley within the picturesque parish of St Pierre du Bois. Set in beautifully landscaped gardens, the property seamlessly combines period charm with a stylish modern twist. The accommodation offers great space with a superb balance of reception rooms and bedrooms together with a fantastic kitchen/dining room leading out onto a west facing patio and garden. In addition, a two-bedroomed cottage is ideal for guest accommodation or as an additional income stream. Externally, there is a triple-bay, oak framed garage, a hardwood vine house as well as stabling on offer at this wonderful home. Viewing is highly recommended to fully appreciate this desirable property.



LIVINGROOM

The Channel Island Estate Agent

















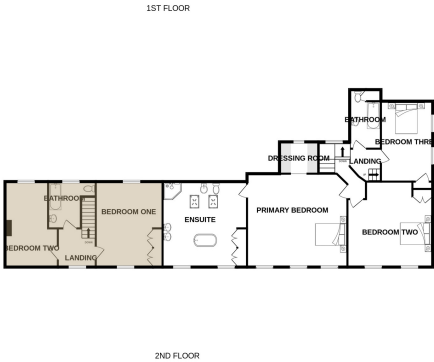




TOTAL FLOOR AREA : 9040sq.ft. (839.8 sq.m.) approx.

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	17'8 x 6'1
Sitting room	17'8 x 15'6
Snug	20'0 x 16'9
Kitchen/dining room	30'8 x 25'6
Cloakroom	5'8 x 2'10
Boot room	27'8 x 6'0
Study	17'8 x 11'3
Utility room	17'10 x 17'8
Store	17'8 x 8'0

FIRST FLOOR

Landing	
Primary bedroom	18'4 x 17'8
En-suite bathroom	16'4 x 16'0
Dressing room	7'4 x 6'0
Bedroom two	16'8 x 16'1
Bedroom three	15'3 x 9'10
Bathroom	9'10 x 5'11

SECOND FLOOR

Bedroom four	18'10 x 12'5
Dressing room	12'5 x 12'0
En-suite bathroom	12'5 x 7'6
Play room/Bedroom five	17'6 x 9'10

GUEST COTTAGE

Sitting room	17'2 x 16'3
Kitchen/dining room	16'3 x 12'8
Bedroom one	16'0 x 12'8
Bedroom two	16'0 x 10'0
Bathroom	9'11 x 8'3

KEY FACTS

Beautiful Guernsey farmhouse situated in a peaceful lane

Stylish interior with blend of period charm and modern finishes

Independent two bedroomed cottage

Surrounded by well maintained gardens and land with outdoor wood fired sunken hot-tub

Triple garage with parking for multiple vehicles

SERVICES

Mains

DRAINAGE

Two cesspits (main house and cottage)

HEATING

MAIN HOUSE

Underfloor Heating Ground Floor/Upper Floors Oil Radiators

Hot Water Solar Roof Panels

COTTAGE

Oil Radiators

APPLIANCES

La Cornue range

Extractor

La Cornue fridge freezer

Quooker boiler water tap

Miele dishwasher

Bosch washing machine

Bosch dryer

COTTAGE

Bosch hob

Miele fridge

Freezer

INCLUSIONS

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

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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