

L'ECURIE, ROSELANDS FARM

SOLE AGENT



3

BEDROOMS

3

BATHROOMS

£3,950 ST. SAVIOUR

ENTITLED/LICENSED. This recently renovated spacious family home is perfectly located within a short stroll of the popular local gastro pub and easy reach of schools and country walks. The spacious accommodation is configured on two levels comprising an entrance hall, shower room, spacious double bedroom, sitting room with log burner, luxury kitchen/dining room with premium appliances, patio doors providing access to the garden and paved patio area. The second floor offers a primary bedroom with an en-suite bathroom, a further double bedroom and a house bathroom. Externally, there is a secure lawned garden and patio area, garage and parking for multiple vehicles. Pets considered. A fantastic opportunity in a sought-after area. Available May 2026



LIVINGROOM

The Channel Island Estate Agent













GROUND FLOOR

Hall	18'1 x 14.4
Sitting room	16'4 x 13'7
Kitchen/diner	18'6 x 15'3
Shower room	7'5 x 5'8
Bedroom three	15'2 x 9'9
Utility room	7'5 x 4'9

FIRST FLOOR

Primary bedroom	24'10 x 15'2
En-suite	7'9 x 7'6
Bedroom 2	15'2 x 15'2
House bathroom	9'0 x 7'1

KEY FACTS

Renovated to a high standard
Spacious kitchen/dining room with access to the garden
Sitting room with wood burning stove
Underfloor heating
Perfectly located for the local garden centre and easy access to St. Helier
Garage and parking for several vehicles
Large secured private Garden with patio area
Views overlooking fields
Pets considered
Available May 2026
ENTITLED/LICENSED

SERVICES

All mains drains and water

HEATING

Electric heating throughout

APPLIANCES

Neff oven/hob
Neff dishwasher
Samsung fridge/freezer
Caple wine fridge
LG washer/dryer

INCLUSIONS

To include all items listed on the inventory/condition report.

SCHOOL CATCHMENT

St Saviour
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.

£3,950



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