

# L'ECURIE, ROSELANDS FARM

SOLE AGENT



**3**

BEDROOMS

**3**

BATHROOMS

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**£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

IMAGES L'ECURIE, ROSELANDS FARM

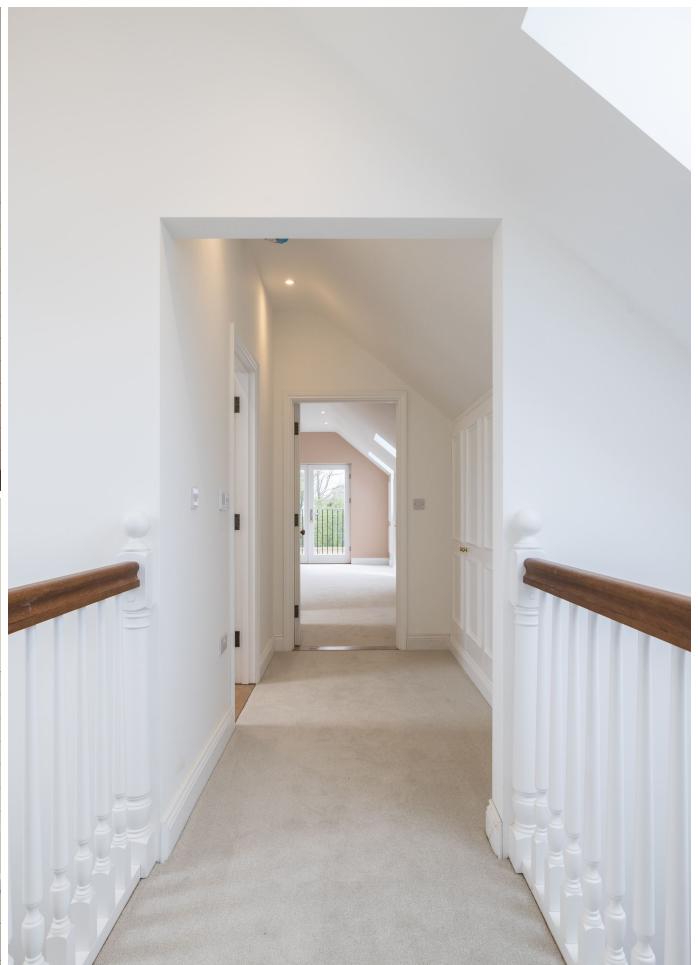


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**GROUND FLOOR**

		<b>KEY FACTS</b>	<b>SCHOOL CATCHMENT</b>
<b>Hall</b>	18'1 x 14.4	Renovated to a high standard	St Saviour
<b>Sitting room</b>	16'4 x 13'7	Spacious kitchen/dining room with access to the garden	Grainville
<b>Kitchen/diner</b>	18'6 x 15'3	Sitting room with wood burning stove	
<b>Shower room</b>	7'5 x 5'8	Underfloor heating	
<b>Bedroom three</b>	15'2 x 9'9	Perfectly located for the local garden centre and easy access to St. Helier	
<b>Utility room</b>	7'5 x 4'9	Garage and parking for several vehicles	
		Large secured private Garden with patio area	
		Views overlooking fields	
		Pets considered	
<b>FIRST FLOOR</b>		Available May 2026	
<b>Primary bedroom</b>	24'10 x 15'2	ENTITLED/LICENSED	
<b>En-suite</b>	7'9 x 7'6		
<b>Bedroom 2</b>	15'2 x 15'2		
<b>House bathroom</b>	9'0 x 7'1		

**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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