

# LA FORGE

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**1,478**

SQ FT

**0.3**

ACRES

**£850,000 ST. MARTIN**

Indulge in the essence of countryside living at this unique family home in St. Martin. Just a leisurely stroll away from village amenities such as the school, shops, cafes, and M&S, this home offers the perfect blend of convenience and tranquillity. Step into a warm and inviting space, featuring a spacious sitting room with functional fire and dining room, along with a well-equipped kitchen, utility, and a convenient shower room on the ground floor. Upstairs, discover two bedrooms and a bathroom on the first floor, with two additional attic bedrooms on the top floor providing versatile living options. Outside, immerse yourself in the beauty of the meticulously landscaped gardens with stunning field views, creating an oasis of relaxation and entertainment. Tandem parking for two vehicles on the drive. No forward chain. On the market for the first time since early 1900s. Don't miss this opportunity to view.



**LIVINGROOM**

The Channel Island Estate Agent















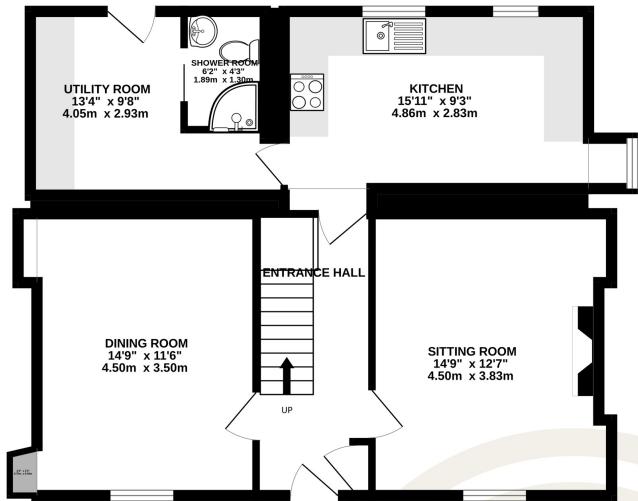




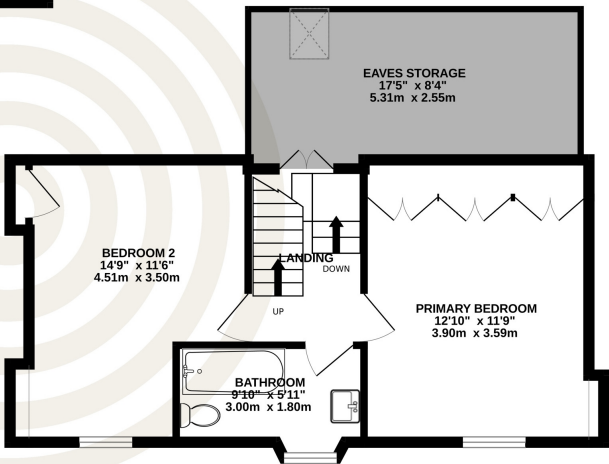




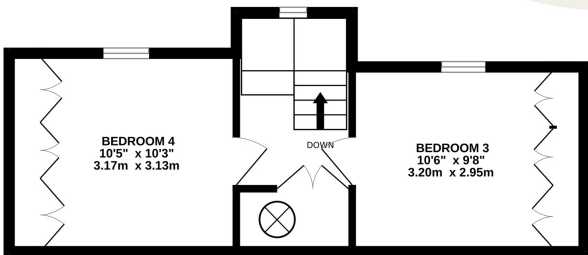
GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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	6'1 x 14'9
Sitting Room	12'7 x 14'9
Dining Room	11'6 x 14'9
Kitchen	15'11 x 9'3
Utility Room	13'4 x 9'8
Shower room	4'3 x 6'2

## FIRST FLOOR

Landing	6'1 x 9'3
Primary Bedroom	11'9 x 12'0
Bathroom	9'10 x 5'11
Bedroom Two	11'6 x 14'9

## SECOND FLOOR

Bedroom Three	10'6 x 9'8
Bedroom Four	10'3 x 10'5

## KEY FACTS

Charming four-bedroom granite property in sought-after St. Martin location

Two attic bedrooms on the second floor

Sitting room with functional fire and separate dining room

Ground floor also features a practical shower room

Beautifully landscaped gardens with scenic field views

Tandem parking for two vehicles on the drive

Regular bus route/service

Walking distance to village amenities including the school, shops, cafes, and M&S

No onward chain

Available immediately

## SERVICES

Mains drains and water

## HEATING

WET electric

Radiators throughout

(2 electric heaters in bedrooms on top floor)

## TENURE

Freehold

## PARKING

2 tandem spaces in front of neighbouring house

## ADDITIONAL INFORMATION

Not a listed property

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

St Martin  
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.

**£850,000**



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