

FARRIER'S REST

SOLE AGENT



3

BEDROOMS

1

BATHROOM

1,170

SQ FT

0.3

ACRES

POA ST. MARTIN

A lovely three-bedroom family cottage in the popular parish of St. Martin. Enter through the welcoming entrance hall leading to a spacious sitting/dining room, perfect for gatherings or quiet evenings in. The well-appointed kitchen awaits culinary adventures, while a convenient cloakroom with utility facilities adds practicality to everyday life. Upstairs, three generously sized bedrooms offer ample space for rest, complemented by a stylish house bathroom. Outside, soak in the tranquillity of the large rear garden with panoramic field views, or indulge your passions in the charming 35ft Farriers workshop. With tandem parking for 2-3 vehicles, this home effortlessly combines comfort and functionality. Positioned near St. Martin School, local shops, and dining options, seize the opportunity to embrace a lifestyle of convenience and sophistication.



LIVINGROOM

The Channel Island Estate Agent

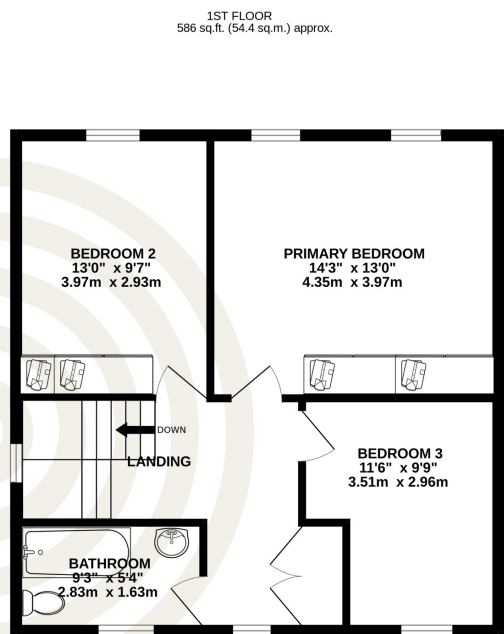
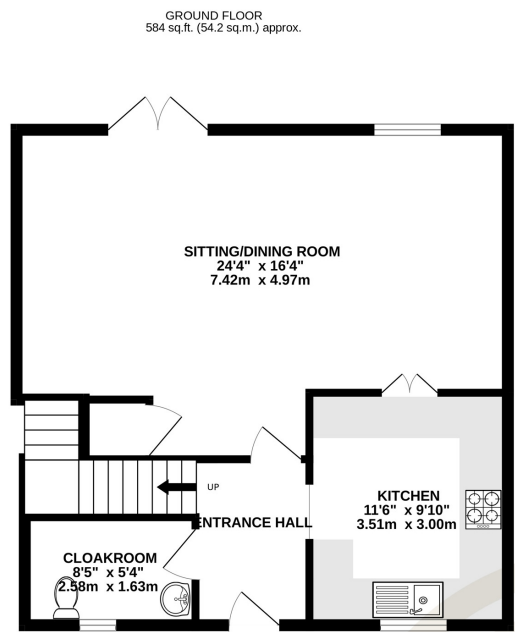












TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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.
Made with Metropix ©2024

GROUND FLOOR

Entrance hall	14'1 x 8'3
Kitchen	9'10 x 11'6
Sitting/Dining Room	14'4 x 16'4
Cloakroom	8'5 x 5'4

FIRST FLOOR

Landing	14'2 x 11'6
Primary Bedroom	14'3 x 13'0
Bedroom Two	9'7 x 13'0
Bedroom Three	9'9 x 11'6
Bathroom	9'3 x 5'4

EXTERNAL

Workshop	16'4 x 35'11
----------	--------------

KEY FACTS

Semi-detached cottage built in 1999

Large workshop (approx 560sqft of additional space)

Large sitting/dining room ideal for entertaining

Convenient cloakroom with utility facilities

Three generously sized bedrooms on the first floor

Expansive rear garden with panoramic field views

Tandem parking for 3 vehicles

Close proximity to St. Martin School, shops, and dining options

SERVICES

Mains drains and water

HEATING

Gas fired central heating

TENURE

Freehold

PARKING

Tandem parking for 3 vehicles

WORKSHOP

Approx 560sqft of additional space ideal for storage

ADDITIONAL INFORMATION

Farriers workshop is listed Grade 4

Architectural & historical

Farriers Rest property was built in 1999

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.

POA



LIVINGROOM
The Channel Island Estate Agent