

BATTELEUR



8

BEDROOMS

7

BATHROOMS

4,903

SQ FT

POA OPEN MARKET, VALE

This impressive, substantial Guernsey farmhouse is situated in a charming, quiet lane in the parish of Vale. The traditional, yet contemporary accommodation offers large reception rooms and also has the added benefit of an additional two-bedroom annexe. The main property offers fantastic family living space in addition to six bedroom suites occupying the first and second floor. Externally, the mature gardens surround the property and include a swimming pool, a large fish pond, a gazebo and various seating areas that are perfect for entertaining. Viewing is highly recommended to fully appreciate this lovely family home.



LIVINGROOM
The Channel Island Estate Agent











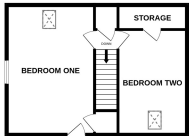
BASEMENT



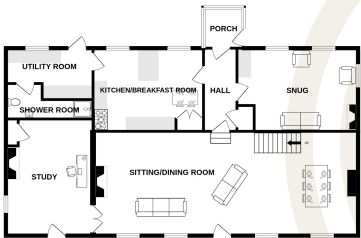
COACH HOUSE GROUND FLOOR



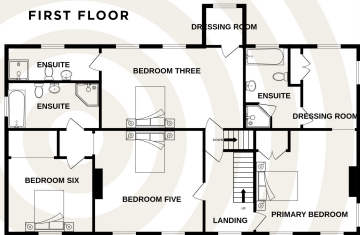
COACH HOUSE FIRST FLOOR



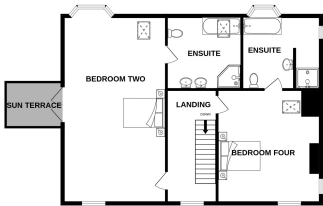
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 4903 sq.ft. (455.5 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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BASEMENT

Games room 14'0 x 14'0

GROUND FLOOR

Porch 5'8 x 5'8
Hall 10'9 x 4'9
Kitchen/breakfast room 15'9 x 10'7
Utility room 11'4 x 7'5
Shower room 10'3 x 4'0
Snug 17'1 x 11'9
Sitting/dining room 37'5 x 14'9
Study 16'6 x 12'4

FIRST FLOOR

Landing 16'1 x 7'2
Primary bedroom 15'2 x 14'8
Dressing room 11'1 x 8'0
En-suite bathroom 11'1 x 8'4
Bedroom three 20'4 x 11'10
Dressing room 6'4 x 6'2
En-suite shower room 13'2 x 4'1
Bedroom five 15'1 x 15'0
En-suite bathroom 13'2 x 5'4
Bedroom six 11'5 x 10'6

SECOND FLOOR

Landing 16'1 x 8'0
Bedroom two 27'2 x 14'6
En-suite bathroom 10'7 x 9'3
Bedroom four 16'1 x 14'3
En-suite bathroom 11'2 x 10'1

COACH HOUSE GROUND FLOOR

Sitting/dining room 18'4 x 15'9
Kitchen 9'8 x 9'0
Bathroom 10'0 x 9'11
Garage 18'4 x 8'10

COACH HOUSE FIRST FLOOR

Bedroom one 18'4 x 12'5
Bedroom two 14'7 x 10'2
Storage 9'9 x 3'6

KEY FACTS

A beautiful, substantial farmhouse with two bedroomed annexe
Situating in a quiet lane with far reaching rural and sea views
Charming, surrounding gardens with swimming pool, greenhouse and gazebo
Parking for multiple vehicles and garaging

SERVICES

Mains

DRAINAGE

Mains

HEATING

Oil

APPLIANCES

Farmhouse:
Excel rangemaster (bottled gas)
Panasonic microwave
Fisher and Paykal fridge freezer
Integrated fridge
Smeg dishwasher
Zanussi washing machine
Indesit dryer
Annexe:
Sharp combi microwave
Integrated fridge
Statesman freezer
Neff dishwasher

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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