

HERUPE COTTAGE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,551

SQ FT

0.2

ACRES

POA ST. JOHN

Charming and full of character, this granite cottage dates back to C17th and is now available for sale. Providing three bedrooms and two bathrooms, it offers plenty of space for families. Relax in the characterful sitting room with impressive granite fireplace and wood burning stove or dine in the wonderfully bright orangery overlooking the back patio garden. The shaker style country kitchen is bright and spacious with granite tops and there is also a utility room. To the front of the property is a large conservatory with a solid roof that is currently utilised as a study. Also on the ground floor is a small double bedroom and a shower room. On the first floor are two double bedrooms, an en suite and plenty of storage cupboards in the eaves. Outside is a low maintenance and good-sized garden together with a garden chalet currently used as a gym. There is a triple garage which also provides great additional storage space and forecourt parking can accommodate up to five vehicles. An...



LIVINGROOM

The Channel Island Estate Agent

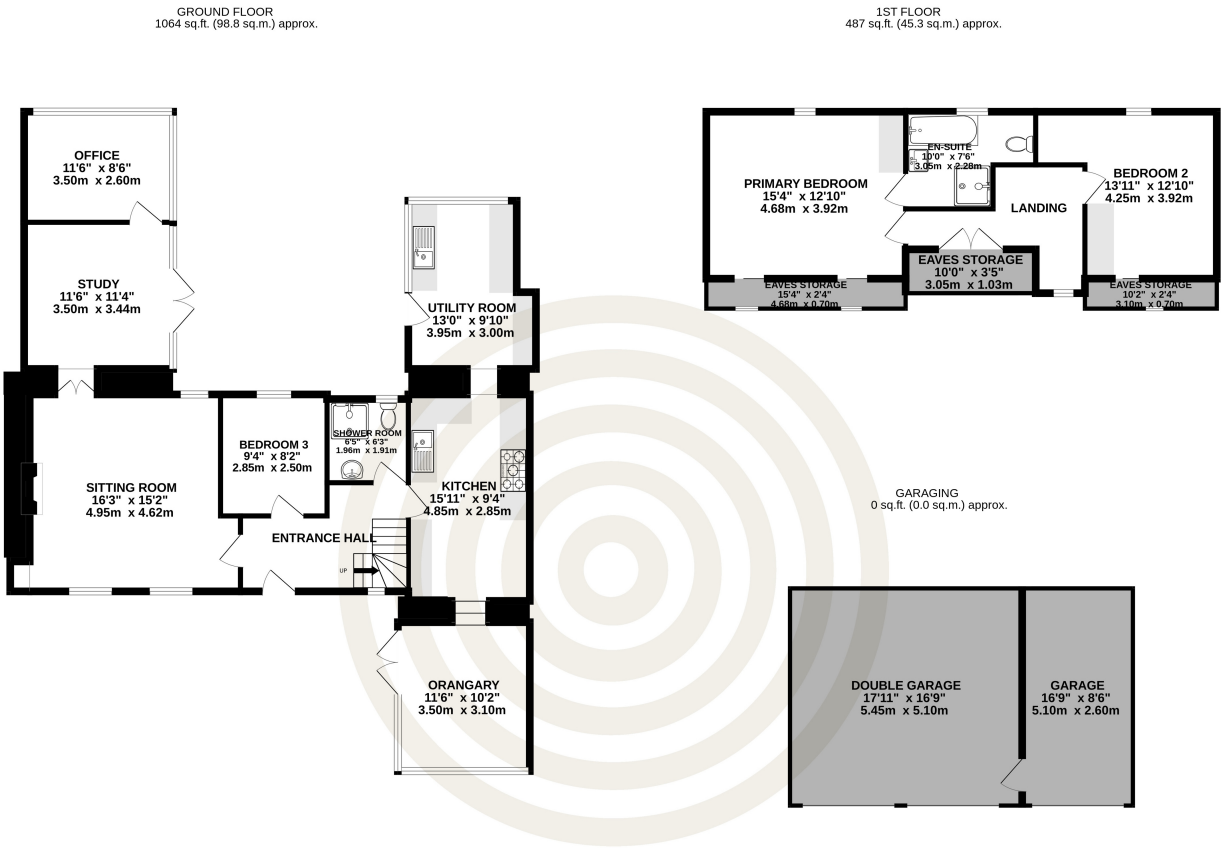












TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.

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	12'11 x 8'4
Kitchen	9'4 x 15'1
Utility Room	9'10 x 13'0
Orangery	10'2 x 11'6
Bedroom Three	8'2 x 9'4
Shower Room	6'3 x 6'5
Sitting Room	16'3 x 15'2
Study	11'6 x 11'4
Office	11'6 x 8'6

FIRST FLOOR

Landing	13'10 x 9'11
Primary Bedroom	15'4 x 12'10
En-suite	10'0 x 7'6
Bedroom Two	13'11 x 12'10

GARAGING

Garage	8'6 x 19'6
Double Garage	17'11 x 19'6

KEY FACTS

Characterful granite family home
Three bedrooms, two bathrooms
Three reception rooms
Charming sitting room with granite fireplace and wood burner
Modern orangery looking out over the rear patio garden
Conservatory with partition wall and ceiling in place used as a study
Dates back to 17th century in parts
Front garden with decking and astro grass
Large wooden chalet currently used as a gym
Triple garage and forecourt parking for up to five vehicles
Sought after countryside location
Short drive to St Johns Village amenities and north coast walks
No onward chain attached and the vendor is motivated to sell

SERVICES

Borehole water with filtration system

DRAINAGE

Tight septic tank

HEATING

Oil fired central heating with radiators

POTENTIAL RENTAL INCOME

£3,500 pcm

INCLUSIONS

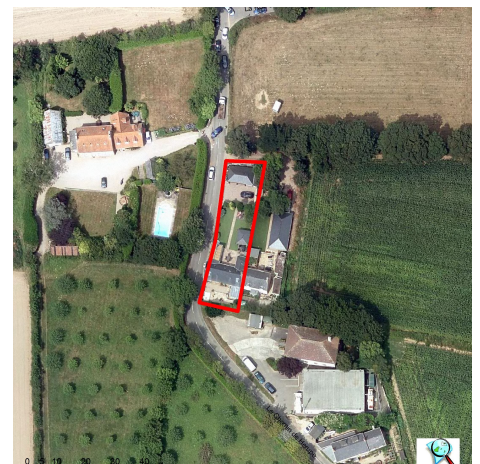
As per inventory

SCHOOL CATCHMENT

St John
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