THE OLD COACH HOUSE

GUIDE PRICE



5	3	2,633	0.1
BEDROOMS	BATHROOMS	SQ FT	ACRES

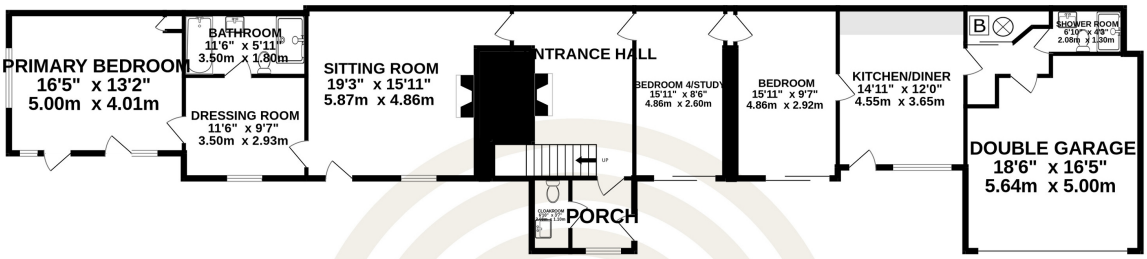
£1,345,000 **ST. HELIER**

Livingroom is delighted to market this two generation home offering circa 2630sq ft of living space. The ground floor offers a welcoming entrance hall with a cloakroom, leading into the main foyer showcasing a gorgeous granite feature fire place which continues into the sitting room providing a cosy feel with the working open fire. The primary bedroom boasts panoramic views over St. Helier and an en suite with ample space to create a walk in wardrobe which flows into the bedroom and offers access to the garden. Furthermore the ground floor provides the fourth bedroom/study. Access to the annex can be gained from its own front door or from the fourth bedroom comprising a double bedroom, kitchen/lounge/diner and a house bathroom creating the two generation aspect. On the first floor you will find the second and third double bedrooms, a house bathroom and the main living space being the kitchen/lounge with bi folding doors flowing onto a large sun terrace with distant sea views...

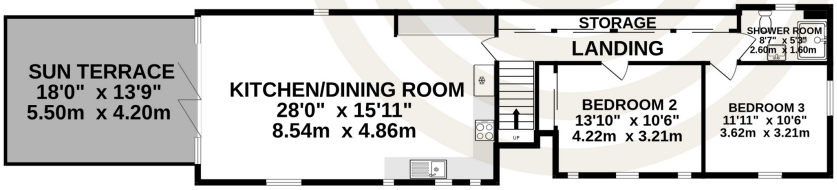
LIVINGROOM

The Channel Island Estate Agent

GROUND FLOOR
1723 sq.ft. (160.1 sq.m.) approx.



1ST FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 2633 sq.ft. (244.6 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

Porch	6'0 x 6'10
Cloakroom	3'7 x 6'10
Entrance Hall	13'4 x 15'11
Sitting Room	19'3 x 15'11
Dressing Room	11'6 x 9'7
Bathroom	11'6 x 5'11
Primary Bedroom	16'5 x 13'2
Bedroom Four/Study	8'6 x 5'11

FIRST FLOOR

Landing	22'9 x 10'9
Kitchen/Dining Room	28'0 x 15'11
Sun Terrace	18'0 x 13'9
Bedroom Two	13'10 x 10'6
Bedroom Three	11'11 x 10'6
Shower Room	8'7 x 5'3

GROUND FLOOR ANNEXE

Kitchen/Diner	12'0 x 14'11
Bedroom	9'7 x 15'11
Shower Room	6'10 x 4'3
Integral Garage	16'5 x 18'6

KEY FACTS

Currently tenanted until December 2026

Located within walking distance to all major schools

Within a five minute walk from the town centre

Double garage and ample parking

Large sun deck with garden access

Five bedrooms, three bathrooms

Completely refurbed throughout

Distant town and sea views

Multi generational home

SERVICES

Mains water

Mains drains

HEATING

Electric heating throughout with wall mounted heaters

TENURE

Share Transfer

PARKING

Ample parking plus double garage

POTENTIAL RENTAL INCOME

Currently receiving £6,000 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Springfield

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.

£1,345,000



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