

# La Brianderie Cottage, Apartment and Warehouse



**4**

BEDROOMS

**3**

BATHROOMS

**1,984**

SQ FT

**0.7**

ACRES

## POA ST. LAWRENCE

This modern, detached dormer bungalow, located just 10 minutes from St. Helier, offers a unique opportunity with significant potential. Built 40 years ago, the property includes a main house with three bedrooms, two bathrooms, a large lounge, a south-facing conservatory, and an integral garage. Additionally, there is a self-contained one-bedroom flat, perfect for extended family or rental use. Situated in a peaceful rural setting near La Route de St Jean, the home is part of a small residential cluster, offering both community and privacy. A major highlight of this property is the inclusion of a 4,200 sq. ft. commercial warehouse, currently rented out, providing a steady income stream. While the home is in good condition, it would benefit from some refurbishment and modernisation, allowing the new owner to personalise it to their taste. Whether you're looking to create your dream home or invest in rental potential, this property is full of possibilities.



**LIVINGROOM**

The Channel Island Estate Agent















## GROUND FLOOR

Entrance Hall	14'6 x 15'2
Cloakroom	3'9 x 7'1
Sitting Room	13'11 x 29'7
Sun Room	10'8 x 16'1
Dining Room	11'2 x 11'9
Kitchen	13'7 x 11'9
Utility Room	9'10 x 11'9
Garage	9'10 x 17'10
Primary Bedroom	13'7 x 13'8
En-suite	10'3 x 6'8

## FIRST FLOOR

Landing	9'3 x 9'11
Bedroom Two	12'2 x 10'10
Bathroom	10'6 x 5'5
Bedroom Three	12'2 x 10'10
Attic	17'5 x 16'5

## KEY FACTS

Detached dormer bungalow  
 Separate one bedroom apartment  
 Ideal for someone to put their own stamp onto the property  
 4,263sqft commercial warehouse currently with income  
 Large garden  
 Single garage and generous parking  
 Central St. Lawrence rural location  
 £55,266.85pa income from Commercial warehouse rental (tied until 2028)  
 Available immediately

## SERVICES - WATER

Borehole water

## SERVICES - DRAINS

Septic tank in courtyard

## HEATING

Oil fired central heating

## TENURE

Freehold

## ONE BEDROOM APARTMENT

The residential flat is rented out on a monthly rolling contract

## RENTAL INCOME

The warehouse income is currently £44,000pa

Rental is increased by JRPI, next review set for September 2024

A 7 year lease with a term until September 2028

## 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