LA MUCHE-TOUT

SOLE AGENT



2	2	1,353
BEDROOMS	BATHROOMS	SQ FT

£1,495,000 **TRINITY**

A beautifully renovated barn (completed in 2023) - executed with design flair and sympathetic architectural detail, all set within approximately 4.1 acres comprising an adjacent field, orchard, and garden.

La Muche-Tout offers contemporary styling in an idyllic countryside lifestyle, just moments from nearby cliff paths and tranquil rural walks.

Set within a fabulous and rarely available expanse of land, the property includes an adjacent field, picturesque orchard, domestic garden, and a west-facing first-floor balcony with gorgeous rural views. Ground floor accommodation comprises an entrance hall, a stylish kitchen/dining room with bespoke ironmongery and direct access to a paved terrace, blurring the lines between internal and external living spaces, making it perfect for alfresco entertaining. Further ground floor accommodation includes a separate utility room, a generous double bedroom, and an adjacent contemporary shower room. Stairs rise to the first floor, leading directly...

LIVINGROOM

The Channel Island Estate Agent

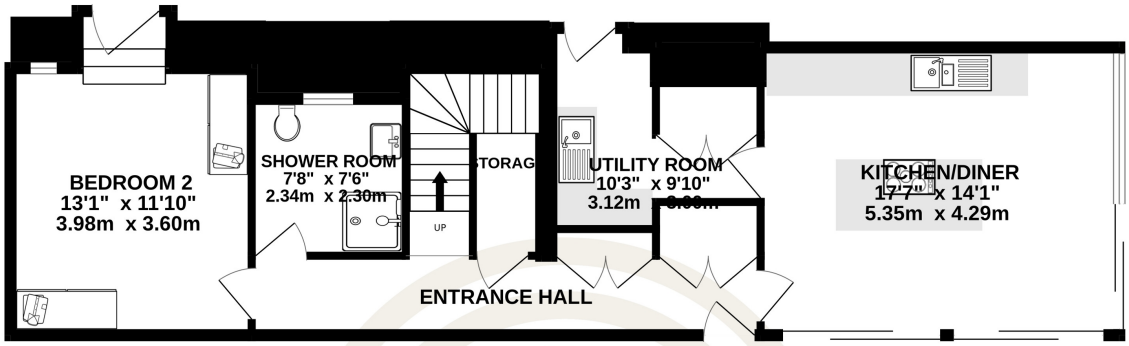




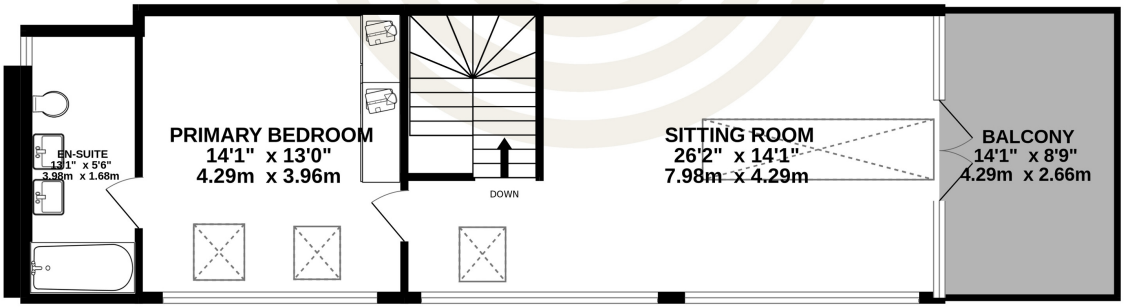





GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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	24'11 x 3'11
Kitchen/Dining room	17'1 x 14'1
Utility Room	10'3 x 9'1
Bedroom 2	11'10 x 13'1
Shower Room	7'6 x 7'8

FIRST FLOOR

Sitting Room	26'2 x 14'1
Primary Bedroom	13'0 x 14'1
En-suite	5'6 x 13'1
Balcony/terrace	8'9 x 14'1

KEY FACTS

Beautifully renovated luxury barn (completed in 2023)

Executed with design flair and sympathetic architectural detail

Circa 4.1 acres comprising adjacent field, orchard and garden

Fabulous location adjacent to Jardin D'Olivet and North Coast cliff walks

West-facing balcony, garden & terracing

Gorgeous rural views

Easy access to walks

Available immediately

SERVICES

Mains drains and water

HEATING

Air source heat pump

Underfloor heating throughout

Electric towel rails

TENURE

Freehold

EXTERNAL

Agricultural Orchard included

Total land 16,617.12 m2 (9 Vergees 9.56 Perch)

PARKING

Parking for 2 vehicles (tandem)

INCLUSIONS

As per inventory

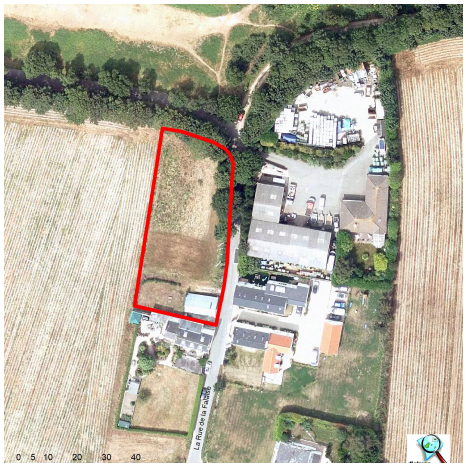
SCHOOL CATCHMENT

Trinity

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.

£1,495,000



LIVINGROOM
The Channel Island Estate Agent

JERSEY T (0) 1534 717100 E JERSEY@LIVINGROOMPROPERTY.COM A GROUND FLOOR, CHANNEL HOUSE, GREEN STREET, ST. HELIER, JERSEY. JE2 4UH
GUERNSEY T (0) 1481 715555 E GUERNSEY@LIVINGROOMPROPERTY.COM A LIVINGROOM HOUSE, NORTH CLIFTON, ST. PETER PORT, GUERNSEY. GY1 1JR