

LES ARQUETS FARM

SOLE AGENT



5

BEDROOMS

5

BATHROOMS

5,538

SQ FT

£1,850,000 LOCAL MARKET, ST. PIERRE DU BOIS

Les Arquets Farm is a charming and traditional Guernsey farmhouse set in a peaceful rural lane in the heart of St Pierre du Bois — just a short distance from the stunning West coast beaches of L'Eree and Rocquaine. This spacious home offers generous and flexible accommodation which is ideal for a large family. Arranged over two floors, the ground floor comprises an inviting entrance hall, sitting room with original fireplace and multi-fuel stove, a well-appointed kitchen/breakfast room with aga, utility room, family room, sun room, inner hall, cloakroom, study/playroom and dining room. Upstairs, there are four bedrooms (two with en-suite facilities) a separate family bathroom and an attic room providing excellent storage or hobby space. A converted barn provides additional accommodation or guest space, featuring a double garage on the ground floor and a beautifully designed first floor with vaulted ceiling, comprising a sitting room/bedroom, kitchen, and shower room. Externally, the...



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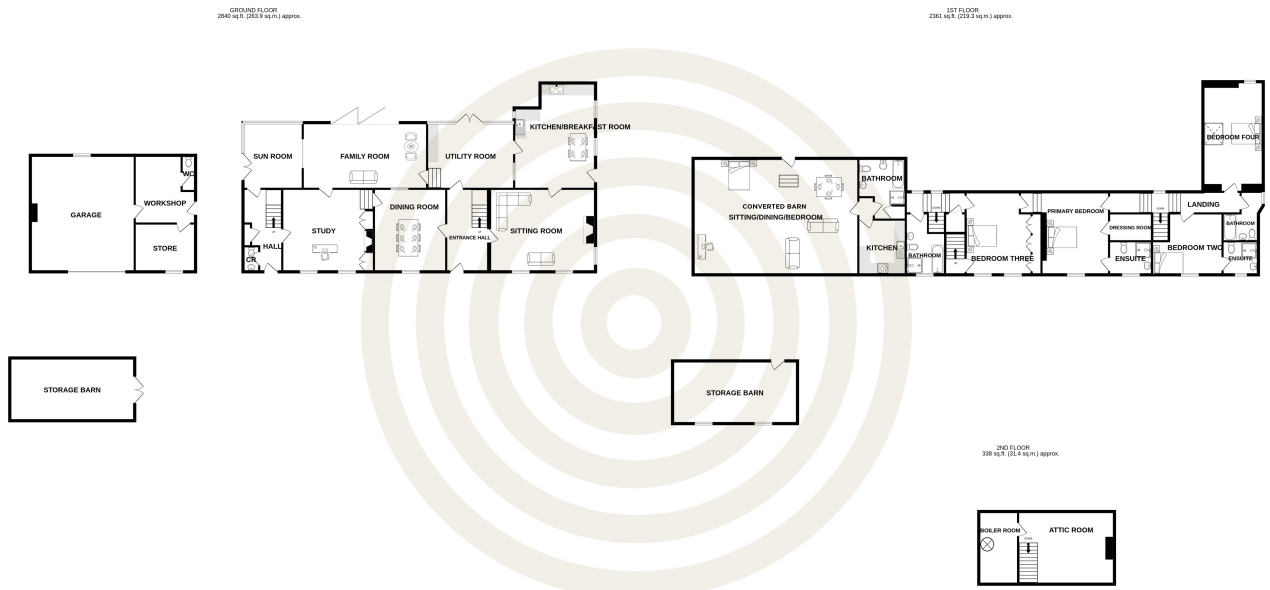












TOTAL FLOOR AREA : 5538 sq.ft. (514.5 sq.m.) approx.

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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GROUND FLOOR

Entrance hall	15'6 x 7'7
Sitting room	17'2 x 15'3
Kitchen/breakfast room	19'9 x 15'3
Utility room	16'3 x 12'4
Dining room	15'6 x 13'0
Study	17'1 x 15'6
Family room	23'2 x 12'4
Sun room	12'4 x 11'2
Hall	17'6 x 7'4
Cloakroom	4'9 x 3'0
Workshop	12'9 x 11'4
WC	6'6 x 2'7
Store	11'4 x 9'0
Garage	22'3 x 19'6

FIRST FLOOR

Bathroom	11'4 x 7'2
Bedroom three	16'10 x 14'2
Primary bedroom	16'10 x 12'8
Dressing room	7'0 x 5'3
En-suite shower room	7'0 x 6'3
Bedroom two	13'2 x 11'5
En-suite shower room	6'9 x 6'2
Bathroom	8'5 x 5'9
Bedroom four	19'6 x 10'8

SECOND FLOOR

Attic room	17'7 x 13'7
Boiler room	13'7 x 8'5

CONVERTED BARN

Sitting/dining/bedroom	30'8 x 22'1
Kitchen	10'4 x 8'9
Bathroom	11'7 x 8'9

STORAGE BARN

Ground floor	23'4 x 11'8
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KEY FACTS

Guernsey farmhouse with converted barn
 Situated in a quiet country lane
 Close to the coast of Rocquaine and L'Eree
 Distant sea views from the first floor
 Generous accommodation throughout
 Converted barn offering additional accommodation and double garage
 Ample parking and West facing garden

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

Aga (Oil)
 AEG oven and microwave
 AEG electric hob
 Fridge/freezer
 AEG washing machine

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.

£1,850,000



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