LA POINTE FARM



4
BEDROOMS

3
BATHROOMS

2,797
SQ FT

£1,390,000 LOCAL MARKET, ST. PIERRE DU BOIS

This handsome, Victorian Villa is situated in the picturesque parish of St. Pierre du Bois, surrounded by scenic country lanes and just a short drive from the beautiful West coast beaches. Lovingly cherished by the same family for the past 30 years, the property has been renovated throughout while retaining the charm and character of its Victorian heritage. Beautiful period features, including large sash-style windows and high ceilings combine effortlessly with modern comforts to create a warm and inviting family home. The ground floor begins with a newly added entrance porch and cloakroom, leading into a bright and spacious open-plan kitchen, dining and sitting room. Flooded with natural light, this floor also benefits from a hall, walk-in pantry and a separate utility room. On the first floor are two bedrooms, both with en-suites, together with the impressive primary bedroom suite, which enjoys stunning views across neighbouring fields towards the West coast. The top floor offers...

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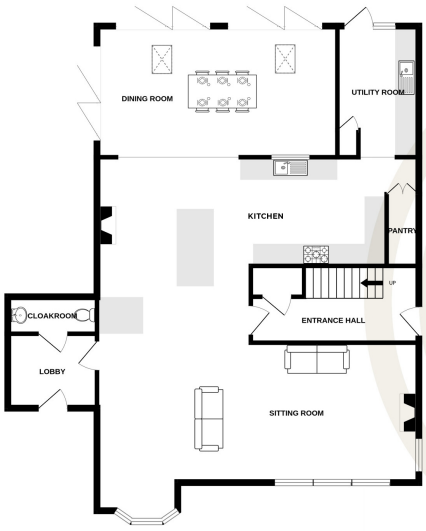




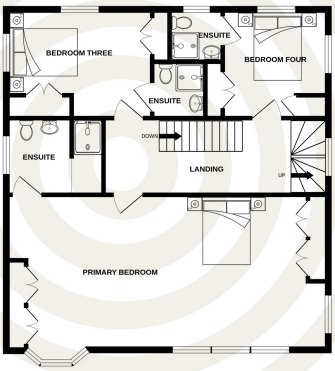


FLOORPLAN LA POINTE FARM

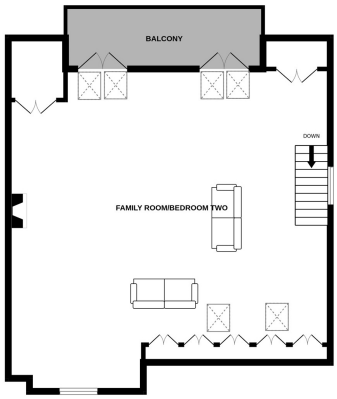
GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.



2ND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 2797 sq.ft. (259.8 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 lobby	7'9 x 6'6
Cloakroom	7'9 x 3'3
Sitting room	28'0 x 12'2
Kitchen	28'8 x 9'5
Dining room	20'11 x 11'5
Utility room	11'5 x 7'1
Entrance hall	14'7 x 6'8

FIRST FLOOR

Landing	19'6 x 6'8
Primary bedroom	28'3 x 13'7
En-suite shower room	8'4 x 6'8
Bedroom three	12'8 x 9'8
En-suite shower room	4'9 x 4'7
Bedroom four	10'7 x 9'4
En-suite shower room	4'7 x 4'7

SECOND FLOOR

Family room/bedroom two	29'9 x 27'6

KEY FACTS

Handsome Victorian Villa

Situated in the picturesque rural parish of St Pierre du Bois

Scenic country and coastal walks on your doorstep

Fully renovated in past years, well-presented and maintained throughout

Rural and coastal views

Parking and workshop

Garden, patio and pretty pergola

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Air Source heating

Oil boiler for back-up (new oil tank required)

APPLIANCES

Rangemaster electric cooker with gas hob

Extractor unit

Indesit dishwasher

Hoover American fridge/freezer

Montpellier washing machine

Tumble dryer

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.

£1,390,000



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