

LA SEIGNEURIE



5

BEDROOMS

3

BATHROOMS

3,912

SQ FT

12.5

ACRES

POA LOCAL MARKET, TORTEVAL

This beautiful Guernsey farmhouse is situated in a quiet rural lane in the heart of Torteval. Originally dating back to 1550, the property has much historic character and has been renovated and extended over recent years. The ground floor accommodation comprises entrance hall/piano room, sitting room, dining room, snug, kitchen/breakfast room with pantry and cloakroom. The first floor has three double bedrooms, family bathroom, conservatory with access to elevated balcony and spacious master bedroom with en-suite and dressing room on the second floor. There is also a separate guest house with kitchenette, bathroom and lovely studio bedroom with sitting room. Outbuildings include garage, workshop/store room, double garage, large utility room and further timber workshop. Externally, there is an attractive rear garden, central courtyard and prime agricultural land amounting to 12.5 acres which extends up towards Pleinmont and offers superb views over the West coast.



LIVINGROOM

The Channel Island Estate Agent



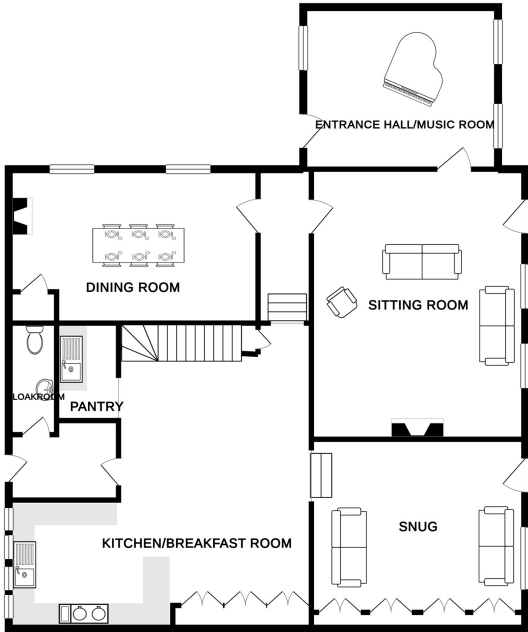




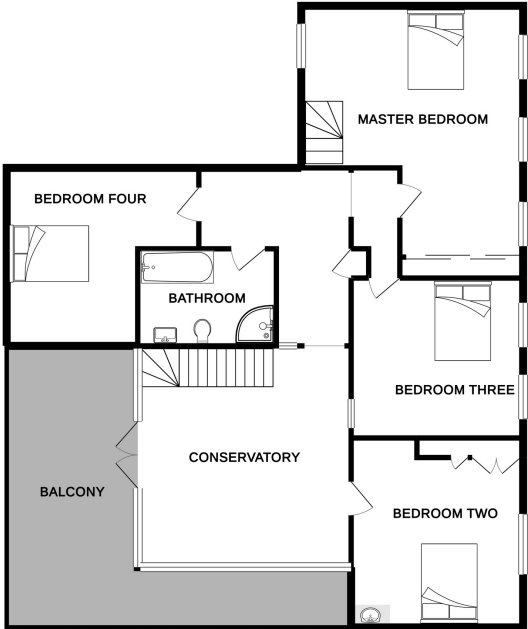




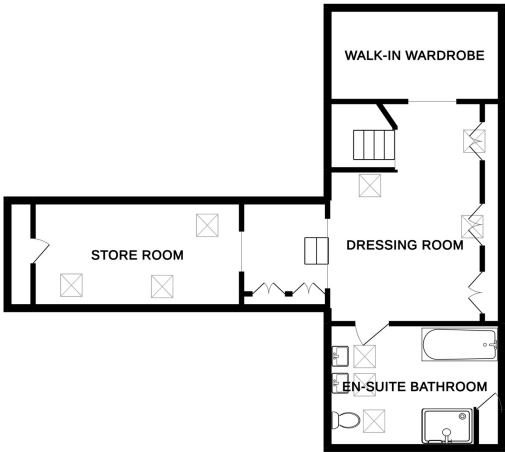
GROUND FLOOR 1470 sq. ft.
(136.6 sq. m.)



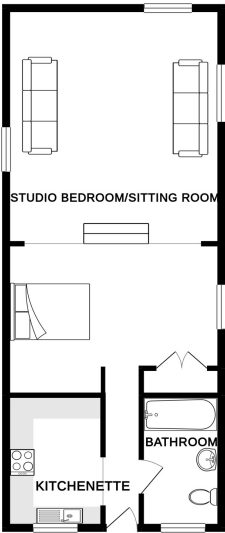
1ST FLOOR 1222 sq. ft.
(113.5 sq. m.)



2ND FLOOR 608 sq. ft.
(56.5 sq. m.)



GUEST SUITE 612 sq. ft.
(56.8 sq. m.)



TOTAL FLOOR AREA : 3912 sq. ft. (363.4 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/piano room	15'2 x 12'6
Sitting room	21'0 x 15'0
Inner hall	11'6 x 5'9
Dining room	19'0 x 12'0
Kitchen/breakfast room	22'7 x 22'5
Snug	14'2 x 15'10
Rear hall	8'0 x 5'0
Cloakroom	7'4 x 3'0

FIRST FLOOR

Conservatory	16'6 x 14'8
Bedroom two	16'0 x 15'4
Bedroom three	15'4 x 14'4
Bedroom four	14'3 x 13'3
Family bathroom	10'2 x 7'2
Master bedroom	20'1 x 15'4

SECOND FLOOR (ACCESSED FROM MASTER BEDROOM)

Dressing room	16'5 x 12'10
Walk-in wardrobe	12'10 x 6'10
En-suite	12'10 x 9'3
Store room	19'5 x 8'7

GUEST SUITE

Entrance hall	11'9 x 2'10
Kitchenette	9'9 x 7'2
Bathroom	9'7 x 5'10
Studio bedroom/sitting room	28'5 x 16'1

Double garage

Utility room

Workshop/store room

Garage

Timber workshop

KEY FACTS

Beautiful Guernsey farmhouse
Quiet location
Immaculate order throughout
Renovated and extended
Outbuildings and 12.5 acres of land

SERVICES

Mains services
Borehole (irrigation system for garden)

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

HOUSE

Electric Aga with side attachment
Miele combi oven
Miele dishwasher
Fridge

UTILITY ROOM

2 Miele washing machines
Miele tumble dryer
Miele fridge freezer

GUEST SUITE

Hotpoint electric oven with hob
Hotpoint slimline dishwasher
LEC fridge

WORKSHOP/STORE ROOM

Stainless steel fridge/freezer
Miele wine fridge
Hotpoint fridge
Hotpoint freezer

INCLUSIONS

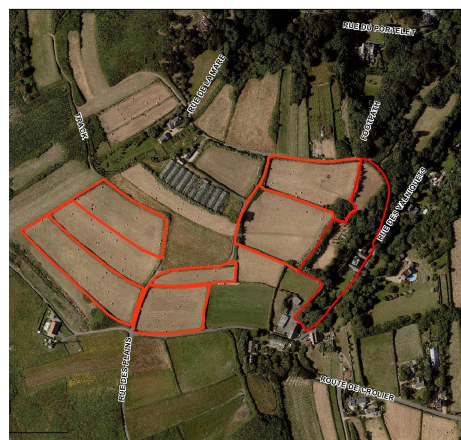
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

La Houquette Primary
La Mare de Carteret High School

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



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