

ST. PETER
4 BEDROOM HOUSE
ASKING PRICE £1,650,000 FREEHOLD

DESCRIPTION

Welcome to this beautiful, characterful 4 double bedroom house, offering a blend of traditional charm and modern comfort. Built in 2008, the house is rich in character, featuring charming beams and traditional architectural details that add to its unique appeal. Nestled in the heart of rural St. Peter, this property boasts a range of unique features that make it an ideal family home. The house features a large, fully equipped kitchen and open plan dining area. The expansive living room with an electric wall fire provides a comfortable space for relaxation, while a separate snug offers a cozy retreat and a separate utility room for added convenience. The property includes two fully insulated attic rooms, offering versatile space that can be used for storage, hobbies, or as a playroom. With four reception rooms, there is plenty of space to accommodate various activities and entertain guests. A separate office room provides a dedicated workspace, ideal for those who work from home. Outside, there is a patio area, perfect for al fresco dining and entertaining, complete with a large, secure, established lawn. Additionally, there is a separate large walled garden, providing ample outdoor space for various activities. There is also a large separate large outdoor granite storage space and parking for 4-6 cars. Don't miss the opportunity to make this charming property your own.

DETAILS

Entrance Hall

Amtico Flooring
Under stairs storage cupboard

Snug (The Piggery)

Vaulted ceiling
Fitted carpet
Glazed wall and doors to exterior

Cloakroom

Amtico Flooring
WC and wash hand basin

Cloakroom

W.C

Laundry/ Utility Room

Tiled Flooring
Plumbing for washer/dryer
Boiler

Kitchen

Amtico Flooring
Integrated appliances to include: 1100 Range with convection hob, integrated fridge/freezer, microwave, dishwasher and wine cooler

Dining Room

Amtico Flooring
Access to the garden

Living Room

Amtico Flooring
Access to the garden

Non-Habitable Room

Engineered wood flooring
Oak staircase, carpeted, to first floor office with storage above
Access to upper floor office

Office

Laminated wood effect flooring

Workshop

First floor landing

Fitted carpet
Storage cupboard

Primary Bedroom

Fitted carpet
Fitted wardrobes

En-Suite

Tiled flooring
Shower
WC and double wash hand basin unit with drawer and cupboard storage

Bedroom

Fitted carpet

En-Suite

Tiled flooring
Shower
WC and wash hand basin

Bedroom

Fitted carpet

Bedroom

Fitted carpet
Fitted wardrobes

House Bathroom

Tiled flooring
Shower
WC and wash hand basin

Second Floor Landing

Fitted carpet

Where personal service flies high



Attic Room

Fitted carpet
Storage
Fully insulated

Attic Room

Fitted carpet
Storage
Fully insulated

Store Room

Garden

Large, secure, established, sunny garden

Services

Borehole Water (mains water at junction to Mont Fallu)
Mains drains
Shared maintenance between 3 properties for borehole
Oil fired central heating

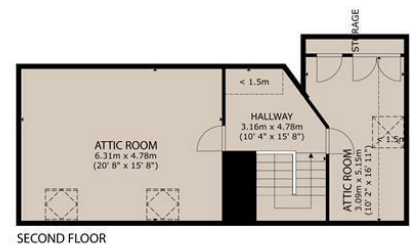
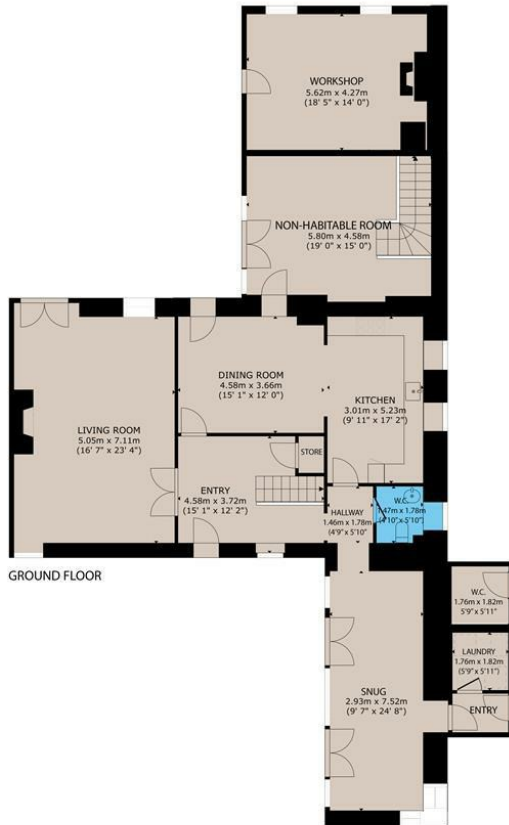
Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.





GROSS INTERNAL AREA
GROUND FLOOR: 157.7 m² (1,698 sq. ft), FIRST FLOOR: 135.7 m² (1,461 sq. ft)
SECOND FLOOR: 54.4 m² (585 sq. ft)
TOTAL: 347.8 m² (3744 sq. ft)

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 16.8 m² (181 sq. ft), SECOND FLOOR STORE: 12.68 m² (136 sq. ft)
WORKSHOP: 23.9 m² (257 sq. ft)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

