

# HOMESTEAD

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

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**£3,600 ST. OUEN**

QUALIFIED/LICENSED. This immaculately presented home blends traditional character and features with modern day, top specification living. Geothermal heating has been installed harnessing renewable energy to retain a comfortable temperature all year-round keeping bills to a minimum. An impressive entrance hall leads to; a spacious sitting room with granite fire place housing a wood burning stove with fitted storage either side, a luxurious kitchen/dining room incorporating a range of quality appliances, utility room and cloakroom. The first floor provides a huge master suite with En-suite bathroom, two further double bedrooms and house bathroom. The property is accessed via it's own private drive way with a lawned garden to the front of the property. Set in a rural location with access to surrounding cliff path walks and the local café/restaurant. Pets considered. Available June. Internal viewing is essential to appreciate this beautiful home.



**LIVINGROOM**

The Channel Island Estate Agent

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**GROUND FLOOR**

<b>Entrance hall</b>	23'2 x 7'1
<b>Kitchen/dining room</b>	24'1 x 14'5
<b>Utility room</b>	7'5 x 5'
<b>Sitting room</b>	23'3 x 15'8
<b>Cloakroom</b>	7'3 x 4'9

**FIRST FLOOR**

<b>Landing</b>	16'8 x 10'8
<b>Master bedroom</b>	24'5 x 14'8
<b>En-suite bathroom</b>	9'10 x 6'10
<b>Bedroom two</b>	14'4 x 13'6
<b>Bedroom three</b>	12'9 x 11'4
<b>House bathroom</b>	7'1 x 6'7

**KEY FACTS**

Modern well proportioned accommodation  
 Luxurious finish  
 Magnificent kitchen/dining room and utility  
 Sitting room with granite fire place and woodburner  
 Sizeable master suite  
 Highly efficient Geothermal heating  
 Rent to include Gardener, window cleaning and annual maintenance of the ground source heat pump  
 Lawned garden  
 Private driveway access and parking  
 Beautiful rural location  
 Regret not suitable for pets  
 Available June

**HEATING**

Geothermal heating

**APPLIANCES**

Bosch double oven  
 Bosch induction hob  
 Bosch fridge/freezer  
 Bosch dishwasher  
 Bosch washing machine  
 Bosch dryer

**INCLUSIONS**

To include all appliances, white goods and furnishings listed in the inventory/condition report

**SCHOOL CATCHMENT**

Les Landes  
 Les Quennevais

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.

**£3,600**



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