HOMESTEAD

SOLE AGENT



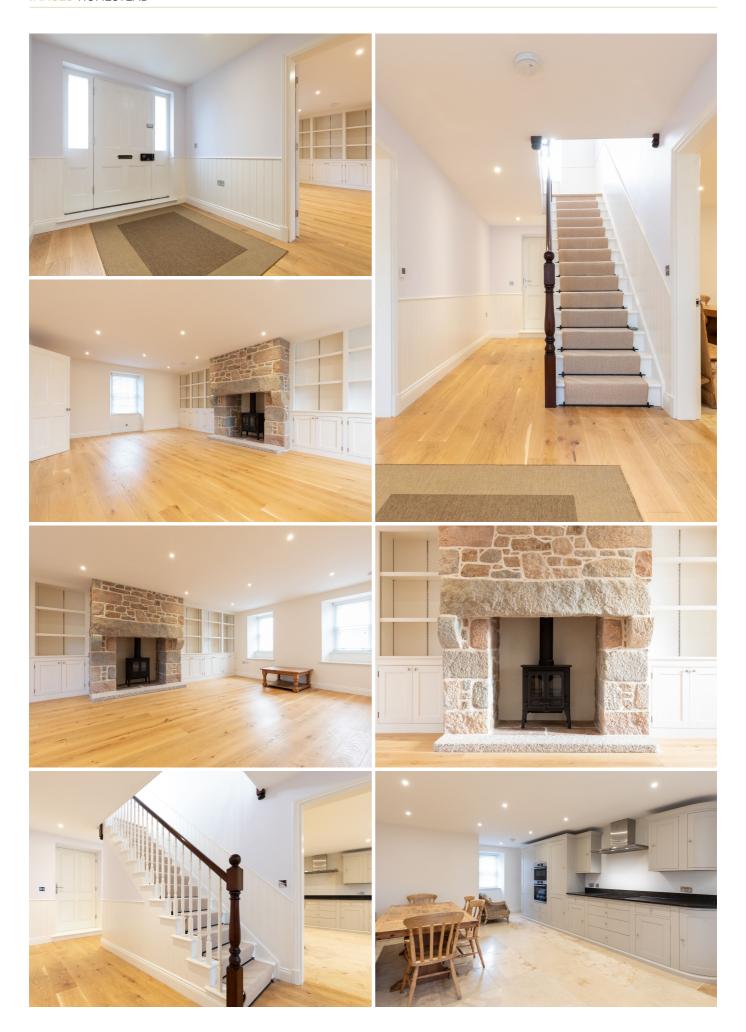
3BEDROOMS

2

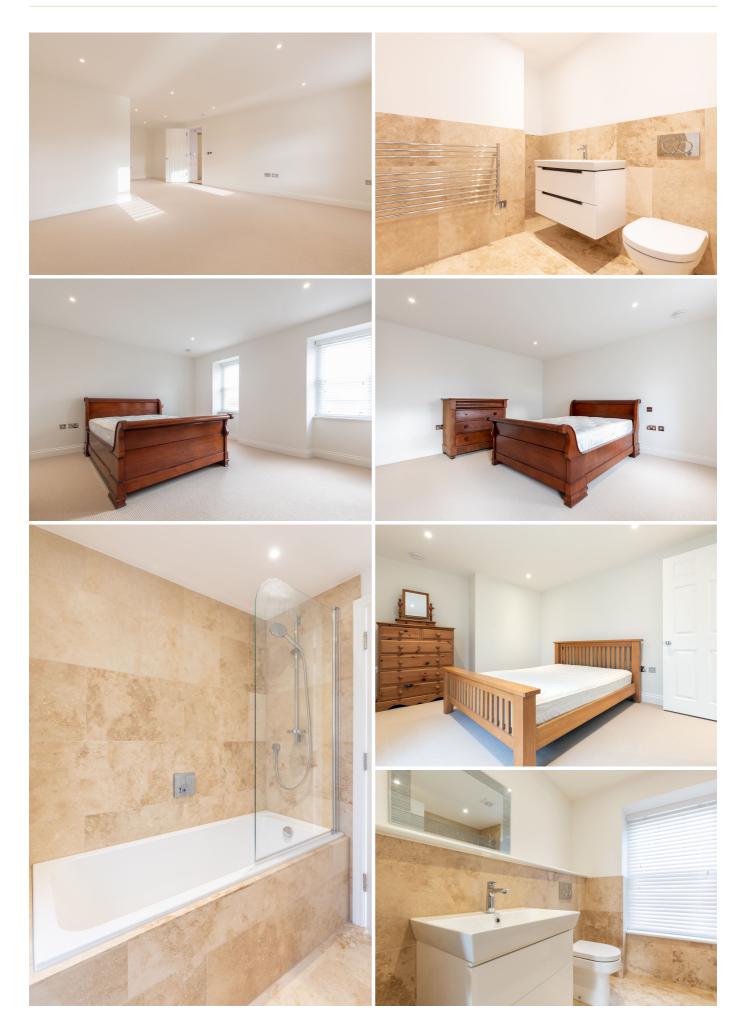
£3,600 ST. OUEN

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.









GROUND FLOOR

Entrance hall 23'2 x 7'1 Kitchen/dining room 24'1 x 14'5 **Utility room** 7'5 x 5' Sitting room 23'3 x 15'8 Cloakroom 7'3 x 4'9 FIRST FLOOR Landing 16'8 x 10'8 Master bedroom 24'5 x 14'8 En-suite bathroom 9'10 x 6'10 Bedroom two 14'4 x 13'6 Bedroom three 12'9 x 11'4 House bathroom

7′1 x 6′7

KEY FACTS

Modern well proportioned accommodation

Luxurious finish

Magnificent kitchen/dining room and

utiltiy

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 furnishings listed 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



