

# FAIRVIEW

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**2,323**

SQ FT

**3.8%**

YIELD

**£895,000 ST. MARY**

Located in the desirable parish of St. Mary is this intriguing four bedroom, two bathroom character property. Dating back to 1837, Fairview offers in excess of 2,300 sq.ft of accommodation including a well-proportioned sitting room with functioning granite fireplace and study area, dining room with feature panelled walls and a family kitchen with pantry. Externally, the property benefits from a South facing garden together with a double garage and forecourt parking for multiple vehicles. Not only will the new owners have great scope to stamp their mark on this home but the nearby pubs/restaurants and beach at Greve de Lecq add to the charm and convenience that this property offers. Furthermore for those with young children, the recently refurbished St. Mary's Primary is a one form entry school at the heart of the parish.



**LIVINGROOM**

The Channel Island Estate Agent





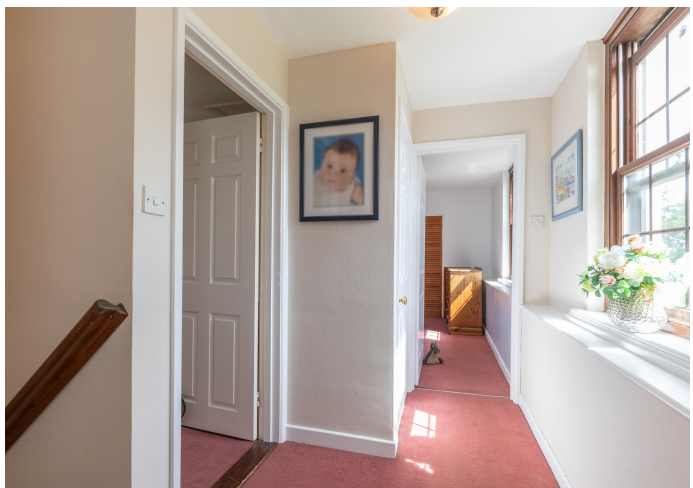


















## GROUND FLOOR LEVEL

Entrance hall	29'9 x 8'6
Sitting room	23'8 x 19'4
Dining room	13'9 x 13'10
Kitchen	14'0 x 13'4
Pantry / Utility	7'5 x 5'7
Master bedroom	18'5 x 13'9
En-suite / bathroom	13'10 x 6'9
Bathroom	6'1 x 5'0

## FIRST FLOOR LEVEL

Landing	9'3 x 7'10
Bedroom 2	15'3 x 11'8
Bedroom 3	15'0 x 11'8
Bedroom 4 / study	5'9 x 5'6

## KEY FACTS

Character property dating back to 1837  
 Close to nearby pubs/restaurants  
 Enjoy the sandy Greve de Lecq Beach or the headland walks at Devil's Hole  
 South facing garden  
 Good sized sitting room with functional granite fireplace & study area  
 Dining room with wood panelled walls and stove  
 Double garage and forecourt parking for multiple vehicles

St. Mary's Primary and Les Quennevais Secondary School catchment

Available immediately

## SERVICES

Mains drain & water (plus Borehole)

## HEATING

Oil fired central heating

## APPLIANCES

Combination cooker with hob  
 Hotpoint washing machine  
 Microwave  
 Dishwasher

## ADDITIONAL INFORMATION

St Mary's Primary School -  
[www.stmary.sch.je](http://www.stmary.sch.je)

Les Quennevais Secondary School -  
[www.lesquennevais.sch.je](http://www.lesquennevais.sch.je)

## INCLUSIONS

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

## SCHOOL CATCHMENT

St Mary

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.

**£895,000**



**LIVINGROOM**  
 The Channel Island Estate Agent