

LES COTILS FARM

SOLE AGENT



5

BEDROOMS

4

BATHROOMS

£4,800 ST. HELIER

ENTITLED/LICENSED Livingroom is delighted to introduce this substantial 18th-century home situated in a rural position within the St. Helier and St. John border and only a five-minute drive to the local shops. Having undergone recent renovation and refurbishment, the beautiful property enjoys modern-day conveniences such as an air source heat pump and increased insulation throughout the roof and walls. The well-proportioned accommodation comprises an entrance hall with access to the dining room and sitting room (both with functional fireplaces), kitchen, utility and cloakroom. On the following two levels, you will find five double bedrooms (three en-suites with one dressing room), a house bathroom, and a playroom/store. Externally, there's a lovely South-facing garden bordering a newly planted cider apple orchard, a double garage and parking for three vehicles. An opportunity not to be missed! Pets considered—available early December. Please contact our Lettings Team at Livingroom...



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The Channel Island Estate Agent

































Entrance hall
Internal hallway
Cloakroom
Utility
Dining room
Kitchen
Sitting room
House bathroom
Bedroom five
Bedroom four
Primary Bedroom
En-suite
Play room
Bedroom three
En-suite
Bedroom two
Dressing room
En-suite

KEY FACTS

Substantial granite family home
Five double bedrooms (three en-suite)
Two large reception rooms with working fireplaces
Secure South-facing garden
Double garage plus parking for three vehicles
Rural location yet a short drive to local amenities
Available early December

QUALIFIED/LICENSED

SERVICES

Mains drainage and water

HEATING

Electric (air source heat pump)
Appliances

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

d'Auvergne
Haute Vallee

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.

£4,800



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