# 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...



























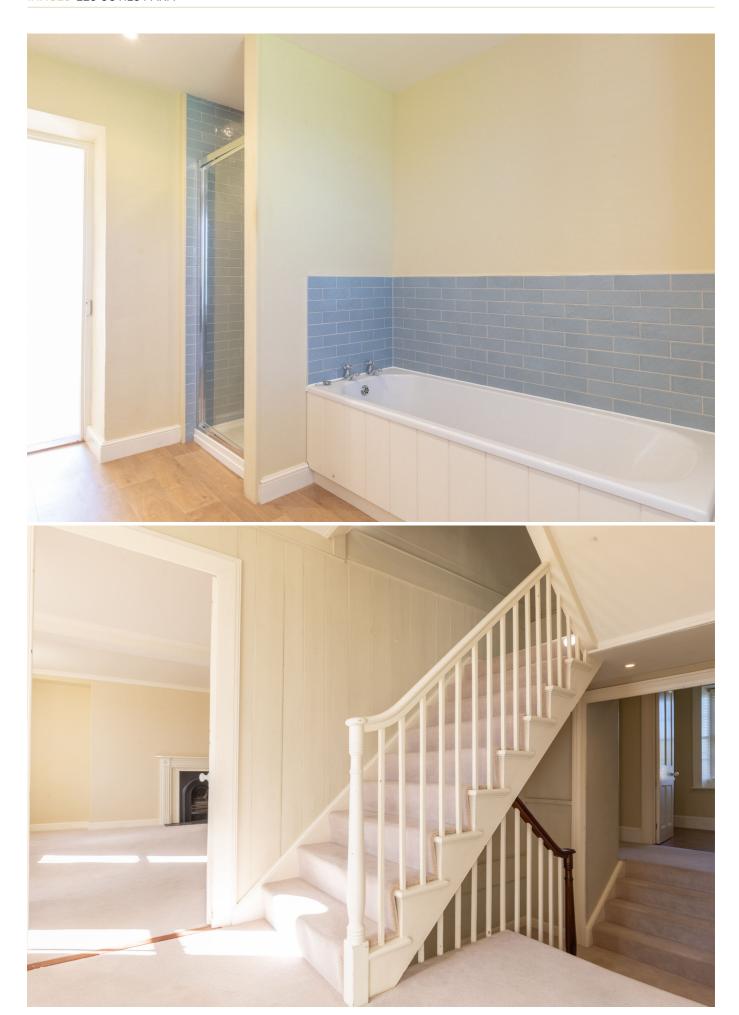


































**Entrance hall** 

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'Auverane

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



