THE BARN



4BEDROOMS

3BATHROOMS

£3,250 **GROUVILLE**

ENTITLED/LICENSED This superb characterful property which is a stone's throw from Grouville Church consists of a beautiful converted two bedroom, two bathroom Barn and an annex offering a further two bedrooms and bathroom - creating an ideal space for a teenager or offering detached visitor accommodation. On the ground floor of the main house there is a large hallway which leads into the kitchen/dining room on one side and double bedroom with En-suite and utility room on the other plus a downstairs cloakroom. The keynote feature of the Barn is a first floor sitting room with extensive views across the surrounding farmland and on to France, this leads off to the primary bedroom and luxury bathroom En-suite. Externally there is a large garden extending sixty yards from the property for children to play in and a substantial dry storage area for surfboards, bikes and BBQs. Parking for two vehicles next to the property and maintained gardens included. The property is completely set back...



















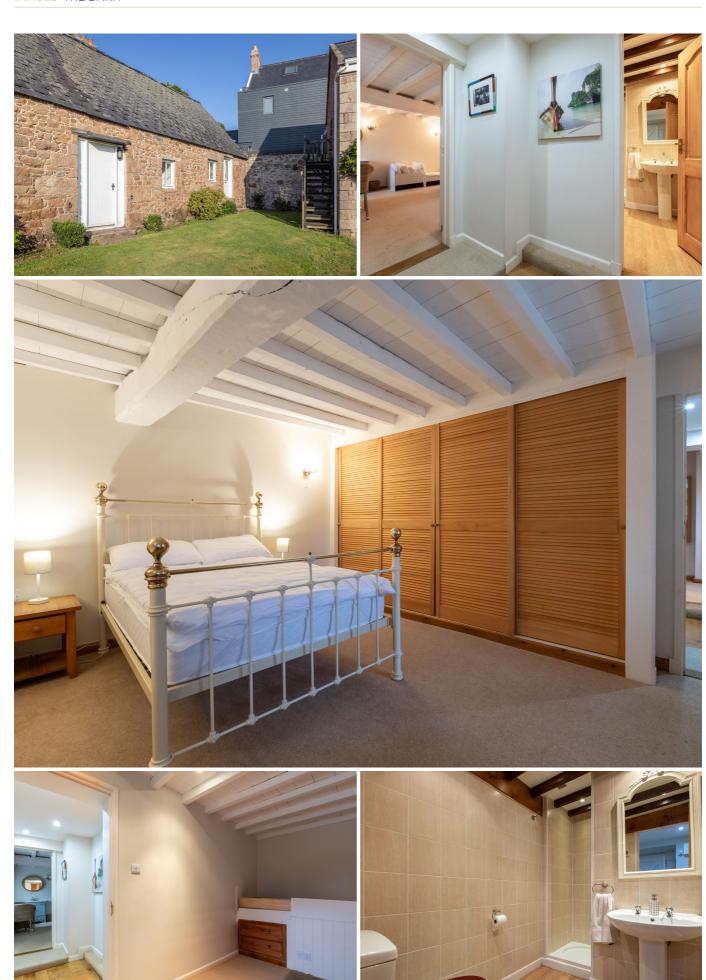


















GROUND FLOOR Entrance lobby

8'10 x 4'7 Cloakroom 6'11 x 2'9 Entrance hall 12'7 x 8'9

16'1 x 10'11

17'2 x 16'7

En-suite bathroom $8'3 \times 5'8$ Utility room 7'5 x 5'8

Kitchen/breakfast room

FIRST FLOOR

Bedroom two

25'8 x 17'2 Sitting room Primary bedroom 16' x 10'11 En-suite bathroom 15′11 x 5′7

ANNEXE

Bedroom one 14'1 x 13'11 **Bathroom** 5'9 x 5'7 Bedroom two 13'10 x 6'9 External store room 18'1 x 15'7

KEY FACTS

Spacious granite farmhouse with two double bedrooms in the main house

Two bedroom guest annexe

Amenities nearby

Stunning sitting room with vaulted ceiling and far reaching views

Substantial maintained gardens

Driveway parking for several vehicles

Not suitable for cats, dogs negotiable

Large external store room Available end October

ENTITLED/LICENSED

SERVICES

Mains water and drainage

HEATING

Oil fired central heating

APPLIANCES

Bosch oven

Cooke & Lewis electric hob

Neff fridge/freezer

Bosch dishwasher

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

Grouville

Le Rocquier

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£3,250



