

# THE BARN



**4**

**BEDROOMS**

**3**

**BATHROOMS**

**£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...



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**GROUND FLOOR**

Entrance lobby	8'10 x 4'7
Cloakroom	6'11 x 2'9
Entrance hall	12'7 x 8'9
Bedroom two	16'1 x 10'11
En-suite bathroom	8'3 x 5'8
Utility room	7'5 x 5'8
Kitchen/breakfast room	17'2 x 16'7

**FIRST FLOOR**

Sitting room	25'8 x 17'2
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

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.

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