

# HAUTE FALAIZE



**4**

BEDROOMS

**4**

BATHROOMS

**4,259**

SQ FT

**1.0**

ACRES

**£2,495,000 ST. LAWRENCE**

Dating back in part to the mid-1800s this splendid Georgian residence occupies an elevated position on the side of Le Mont Felard & boasts magnificent views of Elizabeth Castle. Extended by the current owners this home boasts an abundance of flexible living and sleeping accommodations spread over three floors. The ground floor offers a kitchen/diner opening out onto the South facing terrace, a large garden room & dining room as well as a sitting room with a beautiful granite fireplace on the lower ground floor level. In addition, the property provides four impressive bedroom suites on the first floor. This characterful property is conveniently located within walking distance of Morrisons supermarket, the main bus route and the sandy beach at Millbrook. As well as being situated behind private electric gates the property also owns the surrounding cōtil woodland providing total security and privacy. With various outdoor areas and parking for six, this property is not to be missed.



**LIVINGROOM**

The Channel Island Estate Agent

























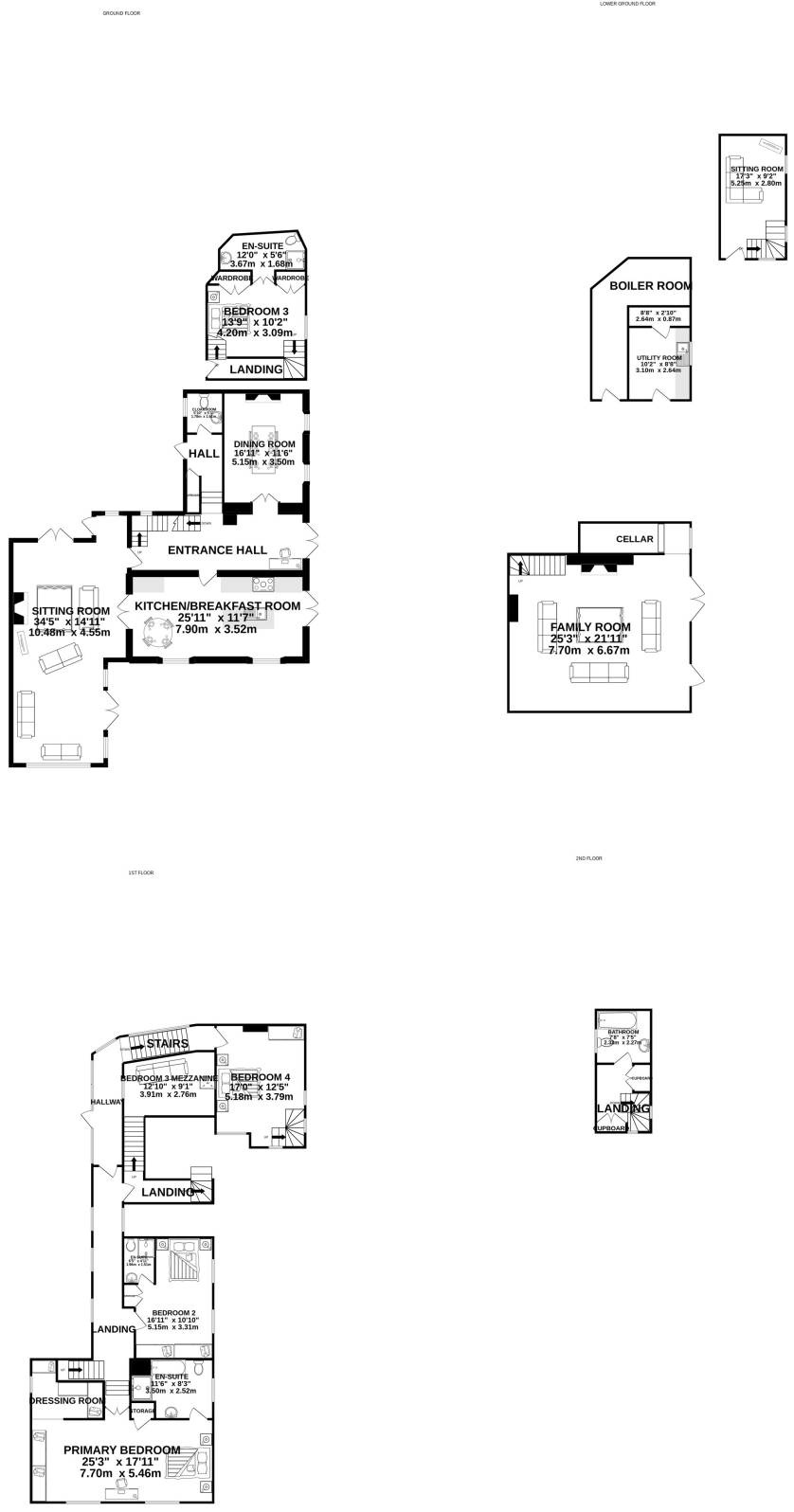












TOTAL FLOOR AREA : 4259sq.ft. (395.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**LOWER GROUND FLOOR**

<b>Family Room</b>	25'3 x 21'11
<b>Cellar</b>	15'5 x 4'4
<b>Utility Room</b>	8'8 x 10'2
<b>Boiler room</b>	13'9 x 19'9
<b>Sitting Room</b>	9'2 x 17'3

**GROUND FLOOR**

<b>Entrance Hall</b>	24'6 x 9'10
<b>Kitchen/Breakfast Room</b>	25'11 x 11'7
<b>Sitting Room</b>	14'11 x 34'5
<b>Dining Room</b>	11'6 x 16'11
<b>Hall</b>	5'3 x 11'1
<b>Cloakroom</b>	5'3 x 5'10
<b>Landing</b>	13'9 x 3'0
<b>Bedroom Three</b>	13'9 x 10'2
<b>En-suite</b>	12'0 x 5'6

**FIRST FLOOR**

<b>Landing</b>	10'10 x 33'5
<b>Primary Bedroom</b>	25'3 x 17'11
<b>En-Suite</b>	11'6 x 8'3
<b>Dressing Room</b>	10'1 x 8'4
<b>Bedroom Two</b>	10'10 x 16'11
<b>En-suite</b>	4'11 x 6'5
<b>Landing</b>	12'6 x 12'0
<b>Bedroom Three Mezzanine</b>	12'10 x 9'1
<b>Hallway</b>	4'3 x 17'11
<b>Bedroom Four</b>	12'5 x 17'0

**SECOND FLOOR**

<b>Landing</b>	7'8 x 10'3
<b>Bathroom</b>	7'8 x 7'5

**KEY FACTS**

Dates back in part to mid 1800's  
 Elevated position on the side of Le Mont Felard  
 Boasts magnificent views of Elizabeth Castle.  
 Flexible living and sleeping accommodation  
 Numerous reception rooms  
 Available immediately  
 Grade 4 listed  
 Enjoys total security and privacy  
 Various outdoor areas  
 Parking for 6 vehicles  
 Four bedroom suites two of which have their own living room areas  
 Located close to Morrisons supermarket, a main bus route and the beach at Millbrook

**SERVICES**

Mains water services

**DRAINAGE**

Mains drainage

**HEATING**

Oil fired central heating

**APPLIANCES**

Miele dishwasher  
 Neff vertical fridge/freezer  
 Integrated Neff halogen hob with extractor over  
 Integrated Neff microwave  
 Integrated Neff double oven with grill

**TENURE**

Freehold

**POTENTIAL RENTAL INCOME**

£8000 pcm

**INCLUSIONS**

As Per Inventory

**SCHOOL CATCHMENT**

Bel Royal  
 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.

**£2,495,000**



**LIVINGROOM**  
 The Channel Island Estate Agent