

STRATHMORE

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

2,069

SQ FT

0.1

ACRES

£1,195,000 ST. MARY

Strathmore is located in the tranquil parish of St. Mary. This picturesque property is close to the village and the Parish Primary School. The current owners have renovated the property to create a contemporary family home with flexible accommodation. It is currently set up as a three-bed home with an adjoining one-bed cottage, great for a family member or to generate an income. Alternatively, it could be a five-bed, 3 bath home. Accommodation in the main house is laid out over three floors and comprises; an impressively designed kitchen/dining room fitted to a high specification, a spacious sitting room, three double bedrooms, one of which benefits from an ensuite, and a big house bathroom. There is also a separate one-bedroom cottage on the side of the property. Externally, to the front of the property is a landscaped and low maintenance, south-facing garden with a garden room (currently used as a gym), parking for two vehicles and to the rear is further parking for eight cars and...



LIVINGROOM

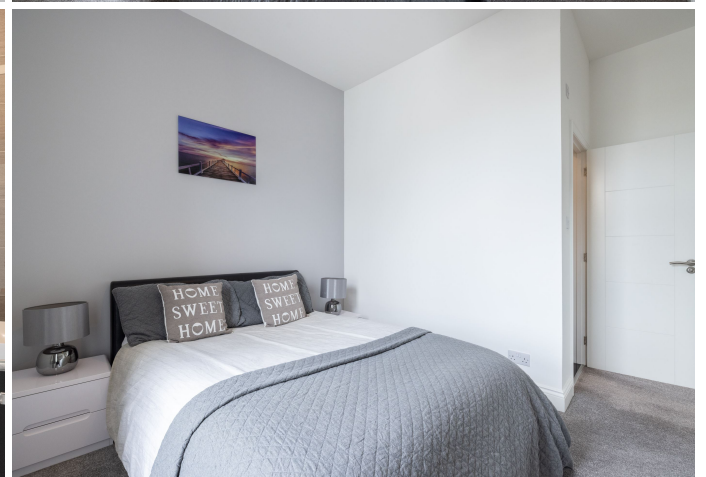
The Channel Island Estate Agent











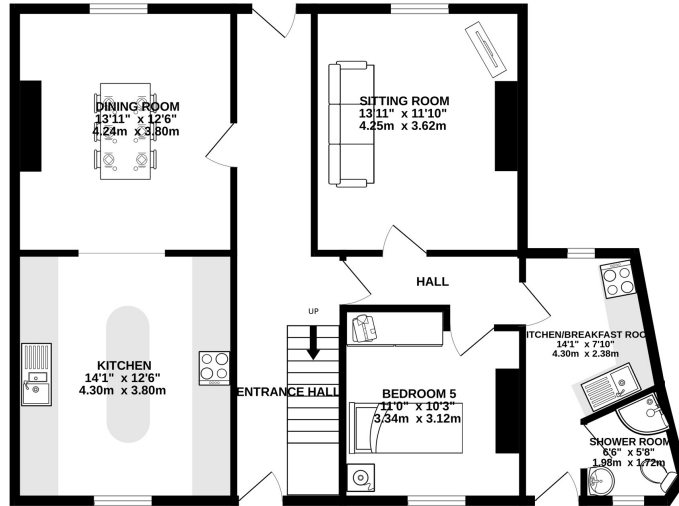




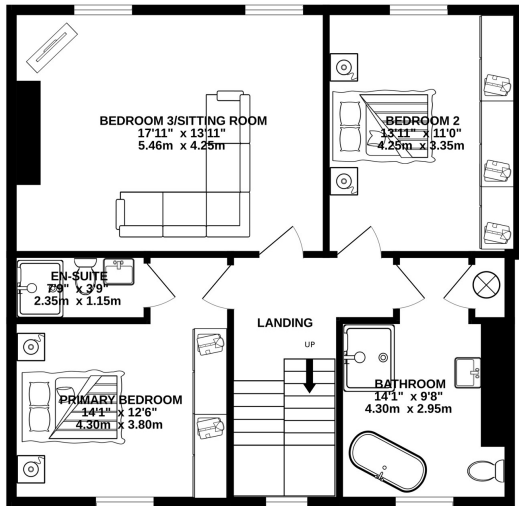




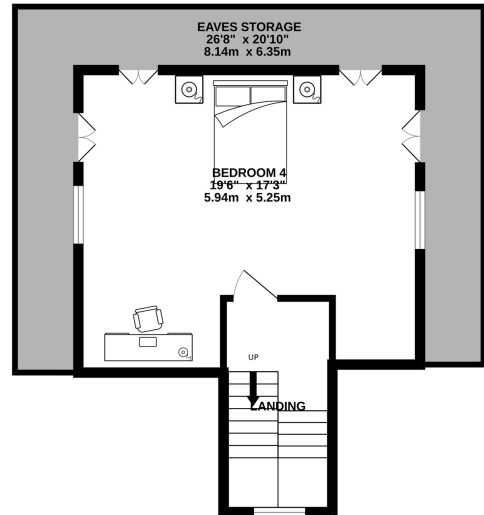
GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
785 sq.ft. (73.0 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 2069 sq.ft. (192.2 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.

GROUND FLOOR

Entrance Hall	6'3 x 28'0
Dining Room	12'6 x 13'11
Kitchen	12'6 x 14'1

FIRST FLOOR

Landing	9'5 x 14'1
Primary Bedroom	12'6 x 14'1
En-Suite	7'9 x 3'9
Bedroom Two	11'0 x 13'11
Bedroom Three/Sitting Room	17'11 x 13'11
Bathroom	9'8 x 14'1

SECOND FLOOR

Landing	6'3 x 12'10
Bedroom Four	19'6 x 17'3

APARTMENT

Hall	10'3 x 4'3
Sitting Room	11'10 x 13'11
Bedroom Five	10'3 x 11'0
Kitchen/Breakfast Room	7'10 x 14'1
Shower Room	5'8 x 6'6

KEY FACTS

Completely refurbished by the current owners
 Three bedrooms, two bathrooms in main house
 One bedroom cottage with own entrance
 Flexible accommodation to suit one or two generations
 Open plan kitchen/dining
 Garden room currently used as a gym
 Landscaped low maintenance south facing garden
 Parking for 10 plus cars
 Quiet and rural location
 Close to local amenities

SERVICES

Mains water

DRAINAGE

Mains drains

HEATING MAIN HOUSE

Oil fired central heating with radiators
 Electric fire in dining room
 Underfloor heating in kitchen

COTTAGE

Electric with radiators

POTENTIAL RENTAL INCOME FOR HOUSE AND COTTAGE

£3,750 pcm

INCLUSIONS

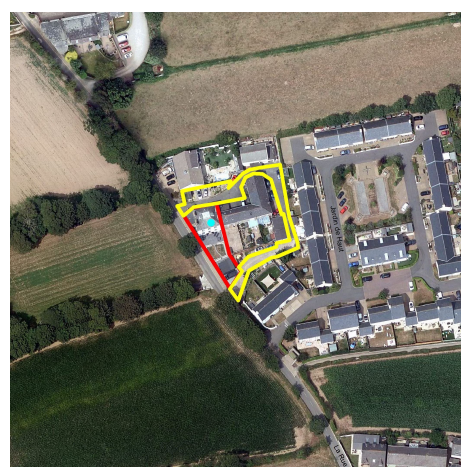
As per inventory

SCHOOL CATCHMENT

St Mary
 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.

£1,195,000



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