

LES CASTOGNIERS



3

BEDROOMS

2

BATHROOMS

1,870

SQ FT

POA LOCAL MARKET, VALE

A beautiful example of an original barn dating back to the 17th Century which has been meticulously renovated. This impressive home, combining the old with a new modern extension, successfully fused with a glass link. The ground floor provides an open plan kitchen/living area with lime plastered walls and exposed granite, featuring an inglenook fireplace with multi fuel stove, an adjoining utility room and cloakroom, whilst two steps lead down to the glazed pitched hallway with oak staircase leading to the first floor, and access to a second reception room with bifold doors to the garden. The first floor includes three bedrooms, one with en-suite shower room and family bathroom. Externally, the entrance is gated and provides a private and enclosed paved space with parking for four cars and a beautiful garden, low in maintenance and beautifully landscaped. Situated within a short stroll of Grande Havre Bay and L'Anresse Common, this is a property worthy of closer inspection to...



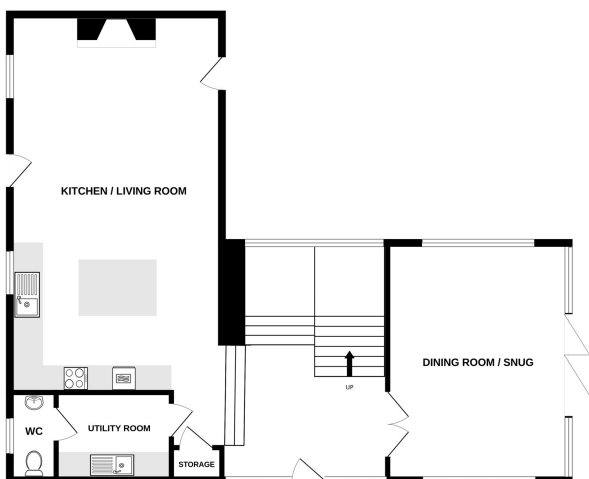
LIVINGROOM
The Channel Island Estate Agent



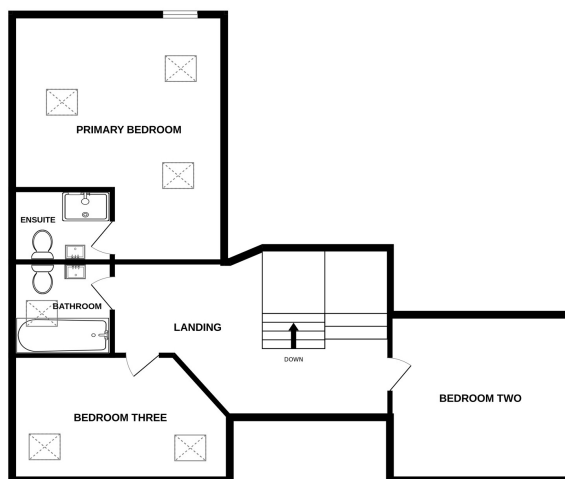




GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 1918 sq.ft. (178.2 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.
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GROUND FLOOR

Entrance	10'2 x 12'7
Kitchen / Living room	35'5 x 28'8
Utility Room	6'7 x 8'9
WC	6'7 x 3'6
Storage	2'6 x 3'10
Dining Room / Snug	18'0 x 13'9

FIRST FLOOR

Landing	12'10 x 21'10
Primary Bedroom	18'10 x 16'1
En-Suite	5'6 x 6'10
Bedroom Two	12'7 x 13'9
Bathroom	6'8 x 6'10
Bedroom Three	6'7 x 12'2

KEY FACTS

Beautiful renovated and extended barn
 Gated entry creating a private and enclosed parking and garden area
 Short stroll to Grande Havre Bay and L'Ancrese Common
 Open plan kitchen/living space with exposed granite

SERVICES

Mains water and electricity

DRAINAGE

Cesspit drainage

HEATING

Oil fired central heating

APPLIANCES

- Neff electric oven
- Neff microwave
- Neff hob with extractor over
- Neff dishwasher
- Neff fridge/freezer
- Hotpoint washer/dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Vale Primary
 St Sampson's High School

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.

POA



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