

CLOS DES RUELLES

SOLE AGENT • OFFERS IN EXCESS OF



7

BEDROOMS

5

BATHROOMS

5,483

SQ FT

0.4

ACRES

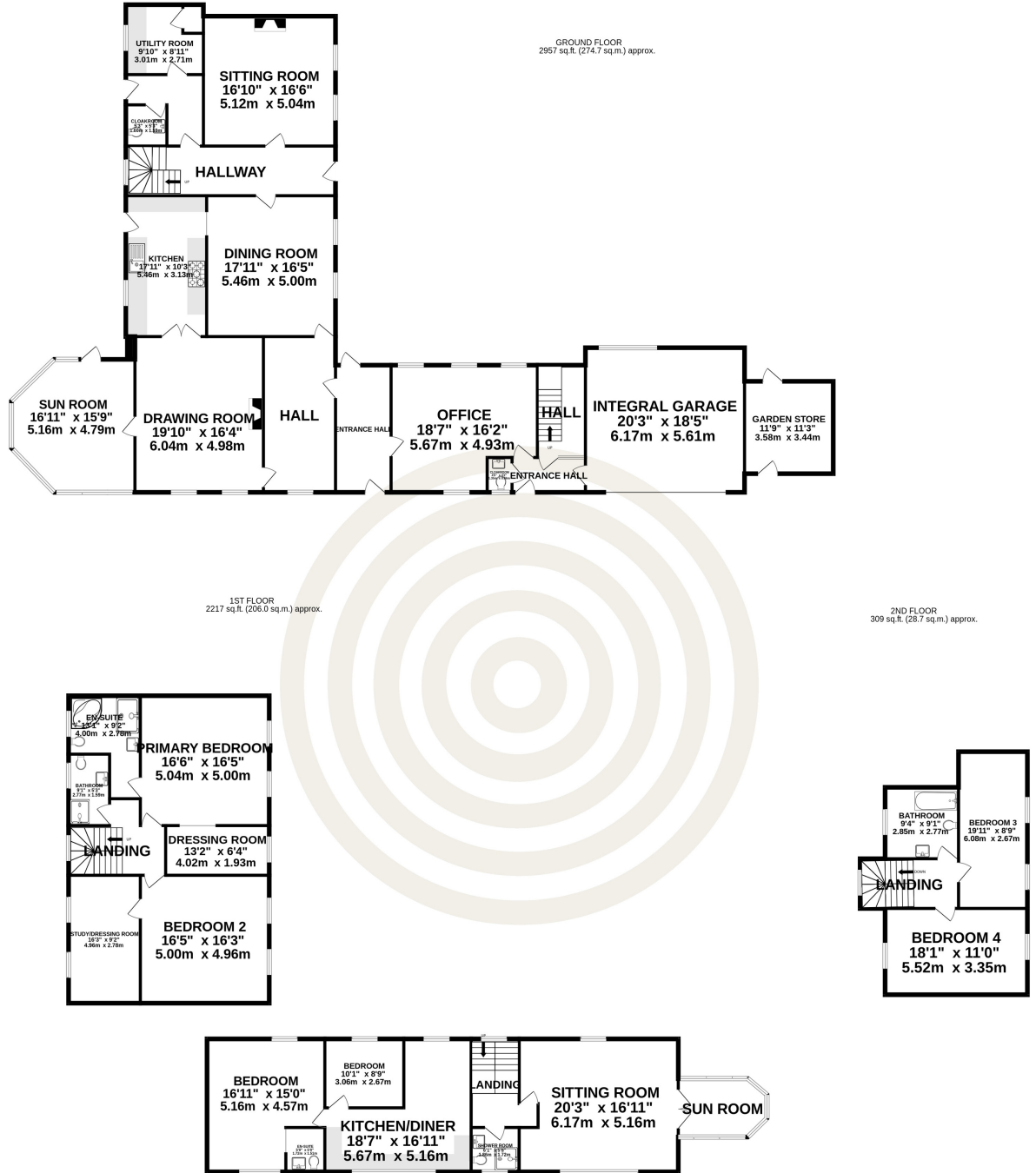
£1,995,000 ST. OUEN

Located in the heart of St. Ouen, this expansive granite family home is ideal for large families - also offering the flexibility of a two-bedroom wing, perfect for guests, rental income or as a two-generation living arrangement. The main house features five spacious bedrooms, whilst the wing provides an additional two bedrooms. Clos des Ruelles may require some gentle modernisation, allowing a new custodian to personalise and add value. Externally, there are various areas - including garden, growing and courtyard spaces. Additionally, the property includes a large double garage together with ample parking and convenient dual-access driveway - allowing for easy 'drive-in' and 'drive-out' access. This substantial and flexible home combines classic charm with boundless potential. Internal viewing essential.



LIVINGROOM
The Channel Island Estate Agent





TOTAL FLOOR AREA : 5483 sq.ft. (509.4 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 MAIN HOUSE

Entrance Hall	7'1 x 16'2
Office	18'7 x 16'2
Hall	9'2 x 19'10
Drawing Room	16'4 x 19'10
Sun Room	15'9 x 16'11
Kitchen	10'3 x 17'11
Dining Room	16'5 x 17'11
Hallway	26'8 x 6'4
Sitting Room	16'10 x 16'6
Cloakroom	5'3 x 5'3
Utility Room	9'10 x 8'11

GROUND FLOOR ANNEX

Entrance Hall	9'4 x 4'5
Cloakroom	3'2 x 4'5
Integral Garage	20'3 x 18'5
Garden Store	11'3 x 11'9
Hall	6'1 x 11'9

FIRST FLOOR MAIN HOUSE

Landing	12'4 x 9'9
Primary Bedroom	16'5 x 16'6
En-suite	9'2 x 13'1
Dressing Room	13'2 x 6'4
Bedroom Two	16'5 x 16'3
Study/Dressing Room	9'2 x 16'3
Bathroom	5'3 x 9'1

FIRST FLOOR ANNEX

Landing	8'6 x 11'3
Shower Room	6'1 x 5'8
Sitting Room	20'3 x 16'11
Sun Room	11'3 x 7'5
Kitchen/Diner	18'7 x 16'11
Bedroom One	15'0 x 16'11
Bedroom Two	10'1 x 8'9

SECOND FLOOR MAIN HOUSE

Landing	12'6 x 6'4
Bedroom Three	8'9 x 19'11
Bedroom Four	18'1 x 11'0

SECOND FLOOR MAIN HOUSE

Bathroom	9'4 x 9'1
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KEY FACTS

Flexible accommodation and two-generation living capability
 Large seven bed family home
 Main house boasting five bedrooms/three bathrooms
 Wing/apartment boasting two bedrooms/two bathrooms
 Five Reception rooms
 Dual-access driveway
 Close to the amenities of St. Ouen's village
 Double garage and generous parking
 Various garden and courtyard areas
 Previous plans passed to split into two properties (now expired)
 Available immediately

SERVICES

Mains drains and water
 Reverse Osmosis in main house and annex (water filtration)

HEATING

Oil fired central heating
 Wall mounted electric radiators in unit/apartment

ADDITIONAL INFORMATION

No listings on this property

TENURE

Freehold

PREVIOUS PLANNING APPROVED (NOW EXPIRED)

Plans were drawn up and passed to divide into two properties including;
 A four bedroom property and five bedroom property

INCLUSIONS

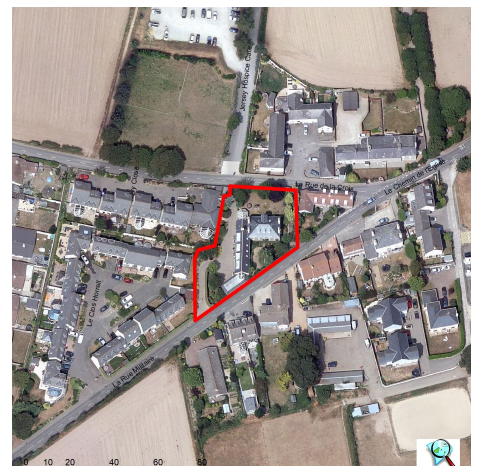
As per inventory

SCHOOL CATCHMENT

Les Landes
 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.

£1,995,000



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