

# LA MUCHE-TOUT



**2**

BEDROOMS

**2**

BATHROOMS

**1,353**

SQ FT

**0.4**

ACRES

**£1,495,000 TRINITY**

A beautifully renovated barn (completed in 2023) - executed with design flair and sympathetic architectural detail. La Muche-Tout offers contemporary styling in an idyllic countryside lifestyle moments from nearby cliff paths and tranquil rural walks. Set in approximately one vergee of land, the property includes a picturesque orchard, immediate garden, West-facing first-floor balcony with gorgeous rural views and paved ground-floor terrace, both effortlessly blurring the lines between outside and inside with adjacent kitchen and reception areas - perfect for alfresco entertaining. Ground floor accommodation comprises entrance hall, stylish kitchen/dining room with bespoke ironmongery and garden aspect, separate utility room, generous double bedroom and adjacent, contemporary shower room. Stairs rise to the first-floor and directly into a stunning and well-sited sitting room with feature glazing, balcony and a fabulous verdant aspect over agricultural land. An adjacent double bedroom...

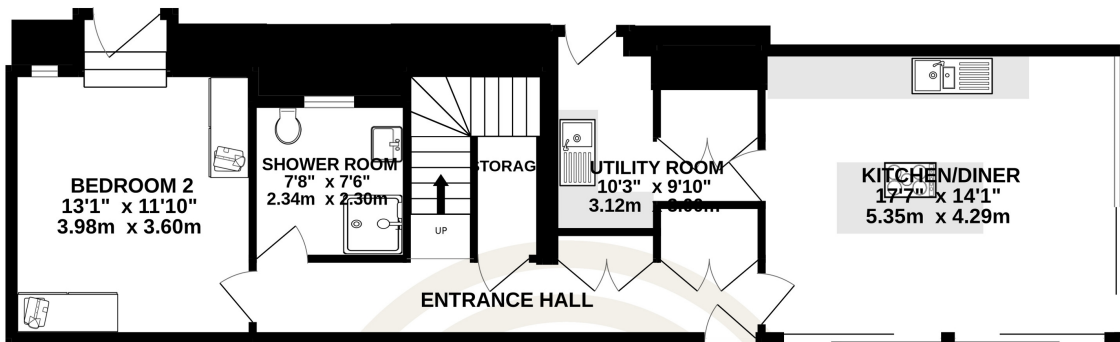


**LIVINGROOM**

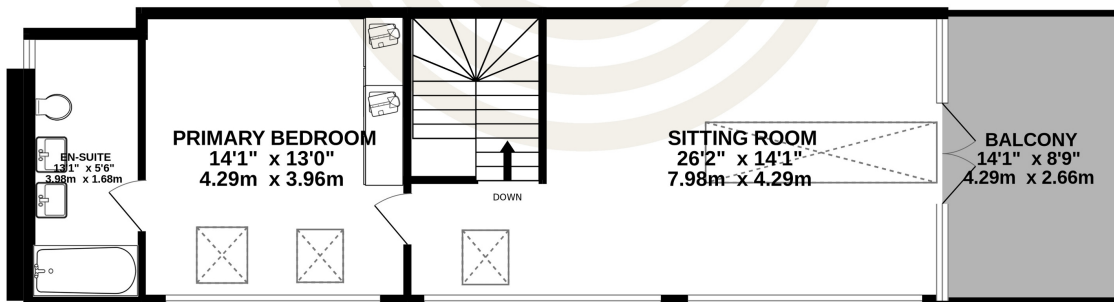
The Channel Island Estate Agent



**GROUND FLOOR**  
729 sq.ft. (67.7 sq.m.) approx.



**1ST FLOOR**  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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.

Made with Metropix ©2024

**GROUND FLOOR**

<b>Entrance Hall</b>	24'11 x 3'11
<b>Kitchen/Dining room</b>	17'1 x 14'1
<b>Utility Room</b>	10'3 x 9'1
<b>Bedroom 2</b>	11'10 x 13'1
<b>Shower Room</b>	7'6 x 7'8

**FIRST FLOOR**

<b>Sitting Room</b>	26'2 x 14'1
<b>Primary Bedroom</b>	13'0 x 14'1
<b>En-suite</b>	5'6 x 13'1
<b>Balcony/terrace</b>	8'9 x 14'1

**KEY FACTS**

Beautifully renovated barn (completed in 2023)  
 Executed with design flair and sympathetic architectural detail  
 Orchard included (approx 1 vergee)  
 West-facing garden & terracing  
 Gorgeous rural views  
 Easy access to cliff paths and rural walks

**SERVICES**

Mains drains and water

**HEATING**

Air source heat pump  
 Underfloor heating throughout  
 Electric towel rails

**TENURE**

Freehold

**EXTERNAL**

Agricultural Orchard (approx 1 vergee) included

**PARKING**

Parking for 2 vehicles (tandem)

**INCLUSIONS**

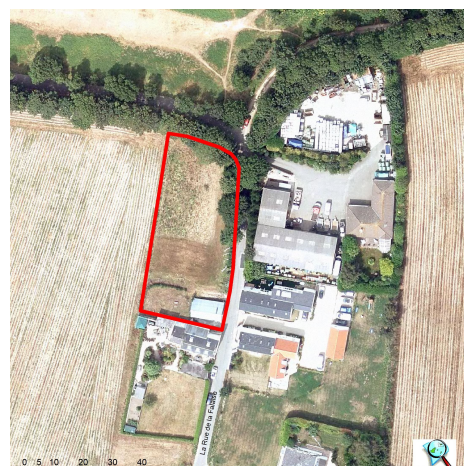
As per inventory

**SCHOOL CATCHMENT**

Trinity  
 Grainville

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.

**£1,495,000**



**LIVINGROOM**  
 The Channel Island Estate Agent