

OAK FARM

SOLE AGENT



4

BEDROOMS

4

BATHROOMS

3,157

SQ FT

1.5

ACRES

£2,650,000 ST. JOHN

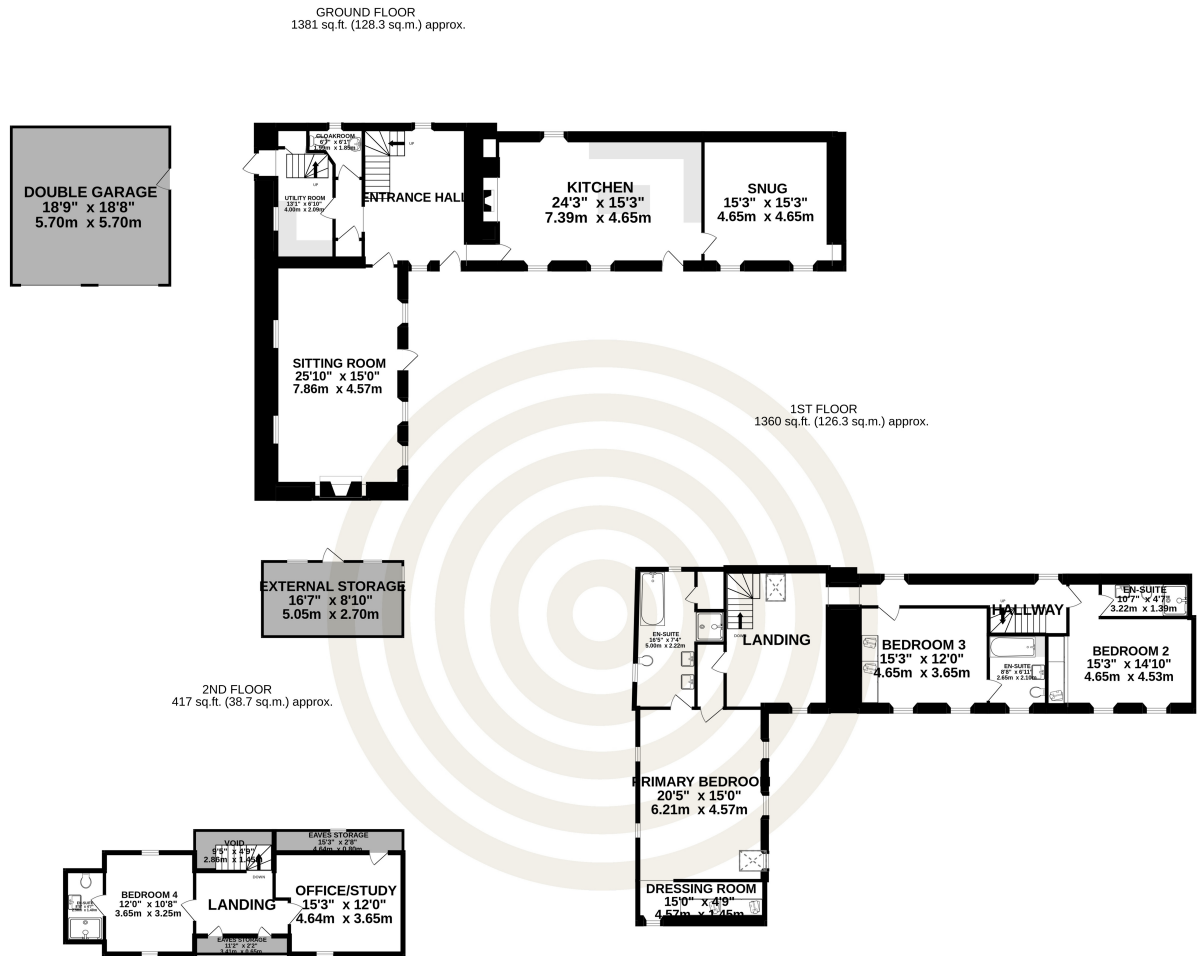
OPEN VIEWING on Saturday 30th November at 10.00am-10.45am with Sara Kempster-Smyth on 07797 722694. Gorgeous Jersey granite farmhouse situated on La Rue de Sorel, moments from the North coast cliffs amidst verdant countryside. Oak Farm has been extensively renovated in recent years, sympathetically presenting character detail alongside modern comforts and carefully chosen finishes. This substantial family home enjoys a predominant South-facing elevation from the five-bay main dwelling with an adjacent converted barn that enjoys views over the grounds. Internally, the ground floor comprises entrance hall, large 24'3 x 15'3 family kitchen, snug, utility room, cloakroom and large 25'10 x 15 sitting room with beautiful exposed beams and traditional fireplace complete with a multi-fuel burning stove. Stairs rise to the first floor landing that leads to a decadent primary en-suite bedroom with dressing room and two generous further en-suite bedrooms. The top floor comprises two further...



LIVINGROOM
The Channel Island Estate Agent







TOTAL FLOOR AREA : 3157 sq.ft. (293.3 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 hall	
Family kitchen/dining room	24'3 x 15'3
Snug	15'3 x 15'3
Utility room	13'1 x 6'10
Cloakroom	
Sitting room	25'10 x 15

FIRST FLOOR

Landing	
Primary bedroom	20'5 x 15
Dressing room	15 x 4'9
En-suite bath & shower room	
Bedroom 2	15'3 x 14'10
En-suite shower room	
Bedroom 3	15'3 x 12
En-suite bathroom	

SECOND FLOOR

Landing	
Eaves storage	
Bedroom 4	12 x 10'8
En-suite shower room	
Bedroom 5/study	15'3 x 12
Eaves storage	

GARAGE

Double garage	18'9 x 18'8
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STORAGE

KEY FACTS

Traditional Jersey granite farmhouse
 Renovated in recent years
 Situated on La Rue de Sorel, moments from the North coast cliffs
 Presented in great order throughout
 Predominant South-facing elevation
 Large 24'3 x 15'3 family kitchen
 Range of reception spaces
 Traditional fireplace with multi-fuel burning stove
 Brick paved parking area for multiple vehicles
 Expansive areas of lawn and grassland
 Equine classification - Stabling and fenced paddock
 Idyllic location

SERVICES

Mains drains and water

HEATING

Oil fired central heating

EQUINE LAND & STABLES

J86 Equine Field

ADDITIONAL INFORMATION

Main house dates back to 1860 approx
 L-shape section dates back to 1690 approx

PARKING

Double garaging and generous parking

TENURE

Freehold Property

INCLUSIONS

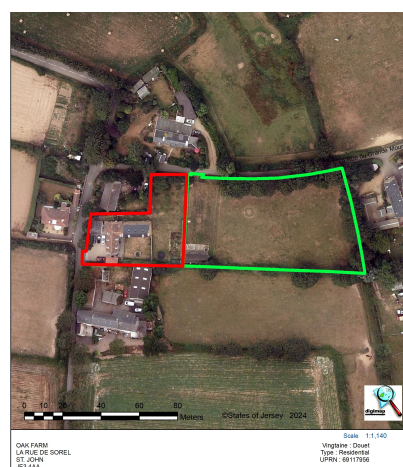
See Inventory

SCHOOL CATCHMENT

St John
 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.

£2,650,000



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