

# LA SEIGNEURIE



**5**

BEDROOMS

**3**

BATHROOMS

**3,912**

SQ FT

**12.5**

ACRES

## POA LOCAL MARKET, TORTEVAL

This beautiful Guernsey farmhouse is situated in a quiet rural lane in the heart of Torteval. Originally dating back to 1550, the property has much historic character and has been renovated and extended over recent years. The ground floor accommodation comprises entrance hall/piano room, sitting room, dining room, snug, kitchen/breakfast room with pantry and cloakroom. The first floor has three double bedrooms, family bathroom, conservatory with access to elevated balcony and spacious master bedroom with en-suite and dressing room on the second floor. There is also a separate guest house with kitchenette, bathroom and lovely studio bedroom with sitting room. Outbuildings include garage, workshop/store room, double garage, large utility room and further timber workshop. Externally, there is an attractive rear garden, central courtyard and prime agricultural land amounting to 12.5 acres which extends up towards Pleinmont and offers superb views over the West coast.



**LIVINGROOM**

The Channel Island Estate Agent















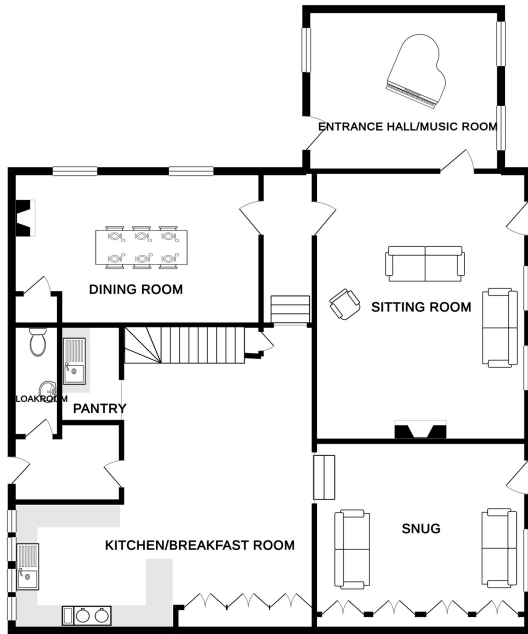




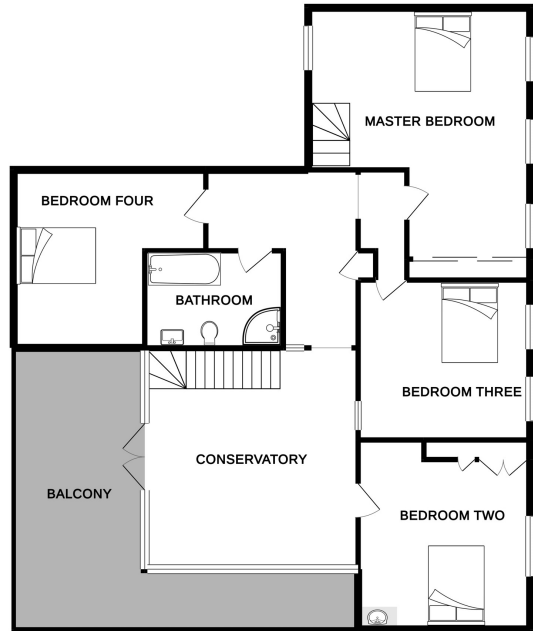




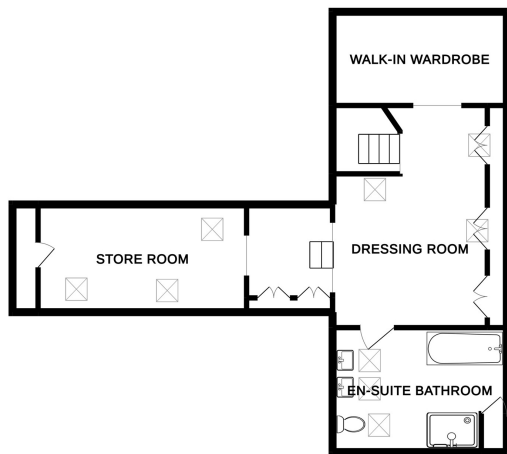
GROUND FLOOR 1470 sq. ft.  
( 136.6 sq. m. )



1ST FLOOR 1222 sq. ft.  
( 113.5 sq. m. )



2ND FLOOR 608 sq. ft.  
( 56.5 sq. m. )



GUEST SUITE 612 sq. ft.  
( 56.8 sq. m. )



TOTAL FLOOR AREA : 3912 sq. ft. ( 363.4 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**

<b>Entrance hall/piano room</b>	15'2 x 12'6
<b>Sitting room</b>	21'0 x 15'0
<b>Inner hall</b>	11'6 x 5'9
<b>Dining room</b>	19'0 x 12'0
<b>Kitchen/breakfast room</b>	22'7 x 22'5
<b>Snug</b>	14'2 x 15'10
<b>Rear hall</b>	8'0 x 5'0
<b>Cloakroom</b>	7'4 x 3'0

**FIRST FLOOR**

<b>Conservatory</b>	16'6 x 14'8
<b>Bedroom two</b>	16'0 x 15'4
<b>Bedroom three</b>	15'4 x 14'4
<b>Bedroom four</b>	14'3 x 13'3
<b>Family bathroom</b>	10'2 x 7'2
<b>Master bedroom</b>	20'1 x 15'4

**SECOND FLOOR (ACCESSED FROM MASTER BEDROOM)**

<b>Dressing room</b>	16'5 x 12'10
<b>Walk-in wardrobe</b>	12'10 x 6'10
<b>En-suite</b>	12'10 x 9'3
<b>Store room</b>	19'5 x 8'7

**GUEST SUITE**

<b>Entrance hall</b>	11'9 x 2'10
<b>Kitchenette</b>	9'9 x 7'2
<b>Bathroom</b>	9'7 x 5'10
<b>Studio bedroom/sitting room</b>	28'5 x 16'1

**Double garage**

**Utility room**

**Workshop/store room**

**Garage**

**Timber workshop**

**KEY FACTS**

Beautiful Guernsey farmhouse  
 Quiet location  
 Immaculate order throughout  
 Renovated and extended  
 Outbuildings and 12.5 acres of land

**SERVICES**

Mains services  
 Borehole (irrigation system for garden)

**DRAINAGE**

Cesspit drainage

**HEATING**

Oil central heating

**APPLIANCES**

**HOUSE**

Electric Aga with side attachment  
 Miele combi oven  
 Miele dishwasher  
 Fridge

**UTILITY ROOM**

2 Miele washing machines  
 Miele tumble dryer  
 Miele fridge freezer

**GUEST SUITE**

Hotpoint electric oven with hob  
 Hotpoint slimline dishwasher  
 LEC fridge

**WORKSHOP/STORE ROOM**

Stainless steel fridge/freezer  
 Miele wine fridge  
 Hotpoint fridge  
 Hotpoint freezer

**INCLUSIONS**

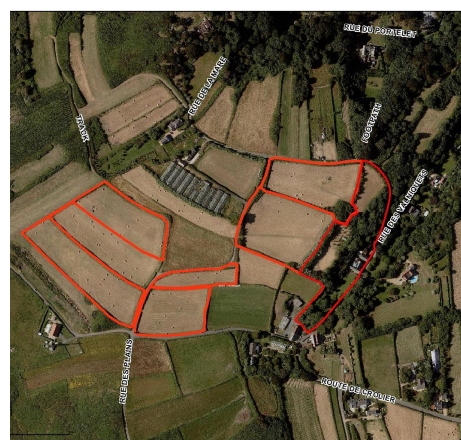
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

**SCHOOL CATCHMENT**

La Houquette Primary  
 La Mare de Carteret 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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