



**11, Fallu Farm, Le Mont Fallu, St. Peter**  
**£855,000**

**BROADLANDS**  
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# 11, Fallu Farm, Le Mont Fallu

St. Peter, Jersey

From St Peter's Valley, turn into Mont Fallu, half way up on the right hand side is Fallu Farm.

- Three spacious double bedroom/ two bathrooms including fabulous main suite
- Farmhouse inspired development in St Peter
- Fantastic fully fitted kitchen with integrated appliances
- Bright and spacious living/dining with double doors to the garden
- Newly constructed to a very high spec with quality fittings throughout
- South facing rear garden plus beautiful communal gardens with central green
- Parking for 3 cars plus additional visitor spaces
- Contact Joanna on 07797887751 / [joanna@broadlandsjersey.com](mailto:joanna@broadlandsjersey.com)



## 11, Fallu Farm, Le Mont Fallu

St. Peter, Jersey

Fabulous newly constructed three bedroom/ two bathroom home in a beautiful countryside location. Built to a very high standard in a farmhouse inspired style, with granite frontage and crisp modern interiors. This well designed property briefly comprises; quality fully fitted kitchen with a range of integrated appliances, bright and spacious living/ dining room with double doors to the garden, downstairs WC and double storage cupboard, fabulous main bedroom suite on the top floor with dressing room and ensuite bathroom, plus a further two double bedrooms and a house bathroom. South facing, private rear garden with patio and lawn which benefits from all day sunshine, plus beautiful communal gardens with a central green. Designated parking for 3 cars plus additional visitor parking. Perfectly located in the St Peter countryside with an abundance of beautiful walks on the doorstep, just moments from the cycle track in St Peter's valley and a short distance to the village with supermarket, pub, church and primary school.





### **Living**

Bright and spacious living/dining with Amtico flooring and double doors to the garden, modern fully fitted kitchen with integrated appliances. Downstairs WC and large storage cupboard.

### **Sleeping**

Three double bedrooms, including fabulous main suite on the top floor with dressing room and ensuite bathroom, plus house bathroom.

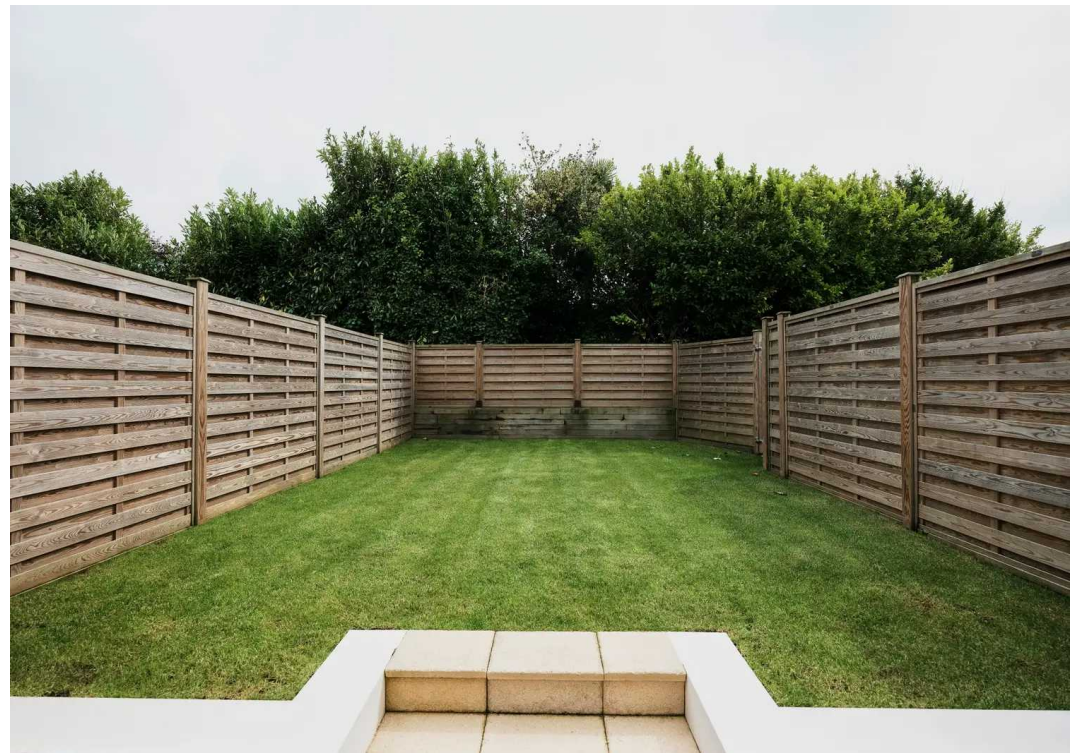
### **Outside**

Very private south facing garden with patio and lawn. Designated parking for three cars, plus visitor spaces.

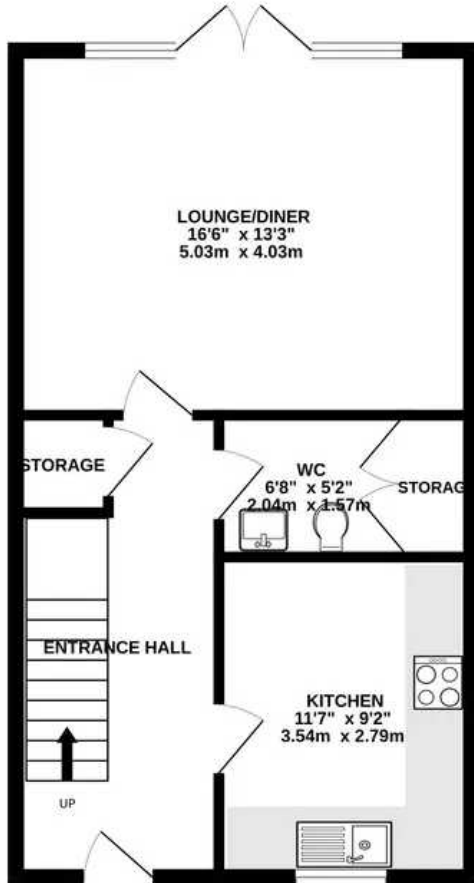
### **Services**

Mains water and drains. Electric heating. Service charge of £90 per month. Includes management fees, company admin, annual accounts, common parts insurance, street lighting, street furniture, tv and satellite communal feed, surface water drainage and repairs and maintenance of communal grounds/ pavement and roadway/ lighting and refuse store.

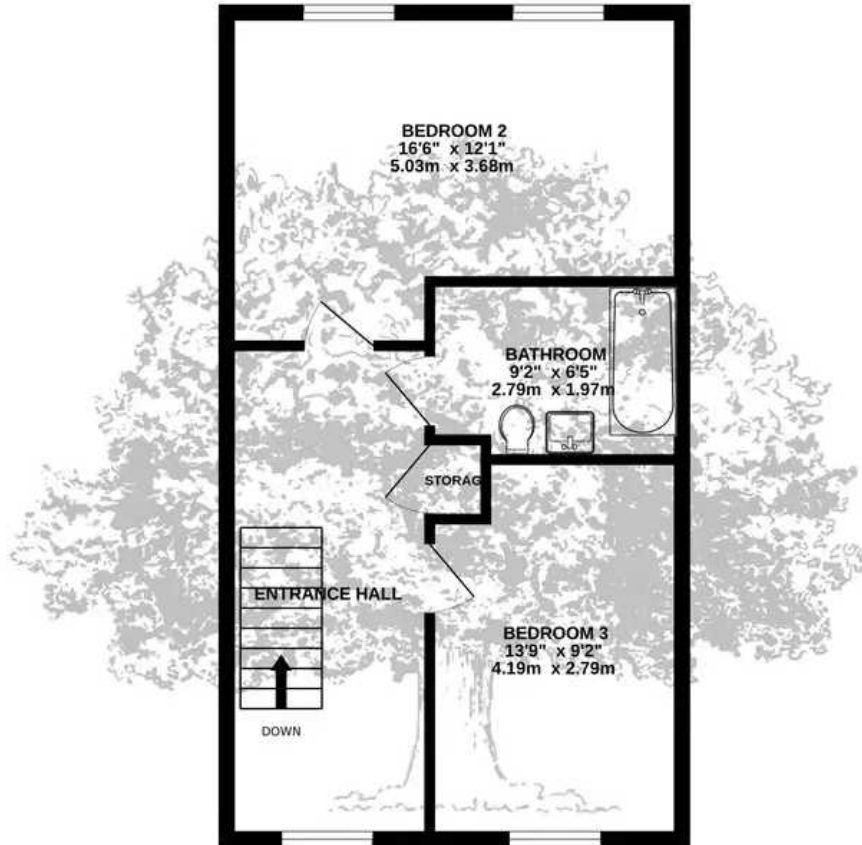




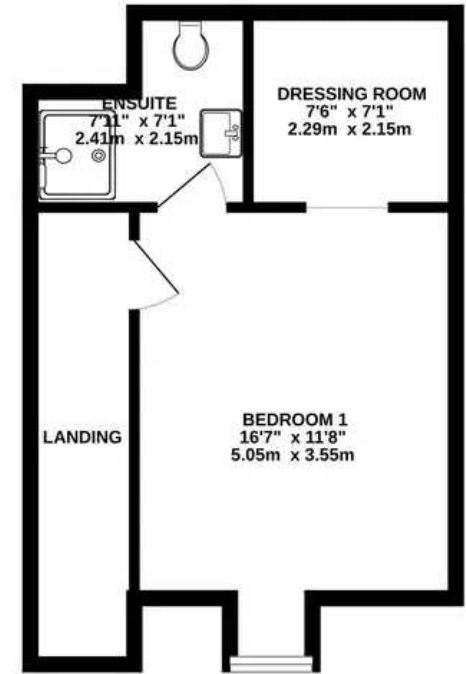
GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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.

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## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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