



B
SINCE 1972 · FINDING YOU A HOME

La Rosiere, La Rue Bechervaise, St Peter
£850,000

BROADLANDS

FINDING YOU A HOME SINCE 1972

La Rosiere, La Rue Bechervaise

St Peter, Jersey

As you enter Rue Couvent from Rue Bechervaise it is the first property on your right hand side.

- Cash buyers or private funding only.
- Versatile property needing modernisation and refurbishment
- Two generation option or home with income, subject to planning
- Development potential
- Detached Victorian house with outbuildings
- Large rear garden and front garden
- Shop and store which could be used in a wide range of ways.
- Great location in quiet leafy green lane in rural St Peter
- Call Doug on 07700702585 or doug@broadlandsjersey.com



La Rosiere, La Rue Bechervaise

St Peter, Jersey

Cash or private funds only. Nestled across the road from St Mathieu Church. This substantial plot is crying out to be refurbished and shaped into a amazing home. It has the potential subject to planning to be a two generation home, home with income or ideal for someone who runs a business from home. It is a great redevelopment opportunity. It sits on a substantial plot.

As you enter the property into the entrance hall you have a dining room with a functional fire, a sitting room with functional fire, a lean-to kitchen with coal-fired Raeburn range, small country shop with store-room adjacent which would make a great kitchen/dinner or additional bedroom En-suite, 2 bedrooms, and a box room upstairs. As you enter the courtyard, there is a garage/store with parking for 3 cars in the courtyard, a wood store with WC and in addition two decent size outbuildings. At the front of the property their is a generous front garden south facing and to the east a large enclosed garden with a orchard and mature trees.

The property has single glazed sash windows however their is no listing on the property and it is located in the green zone. Mains water supply can be easily connected to. There is no onward chain.





Living area

2 generous reception rooms, shop which can be turned into a main bedroom En-suite or a large kitchen/dinner. Kitchen very basic.

Sleeping area

2 extremely large bedrooms and additional small room. Subject to planning plenty of space to create 3 bedrooms and a bathroom.

Outbuildings

Two units very versatile space. Could be turned into a two generation home, home with income, workshop etc, subject to planning. Additional outbuilding.

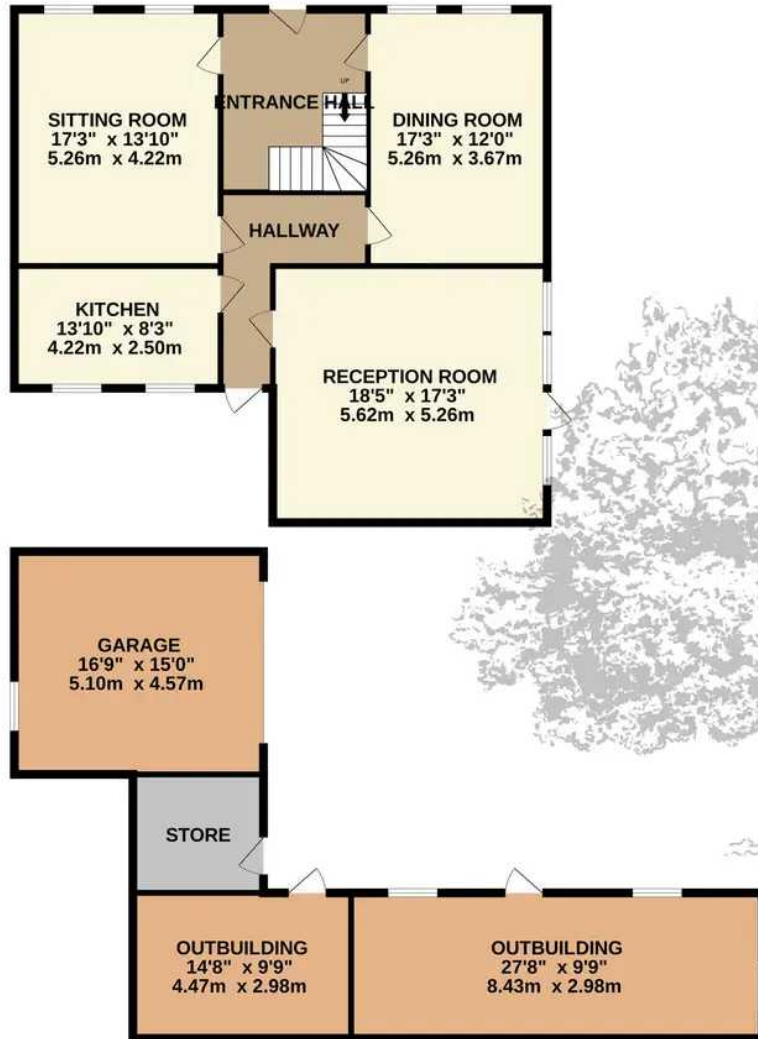
Services

Main drains, bore hole water. Water mains in the road.

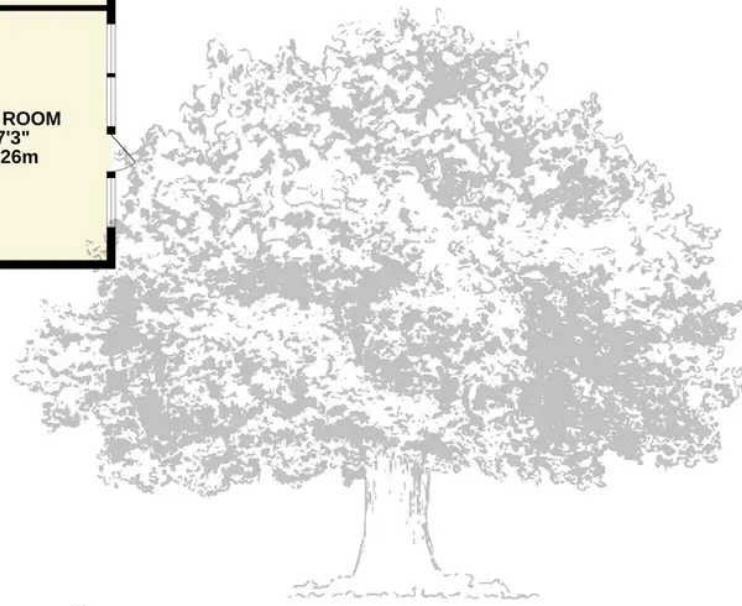
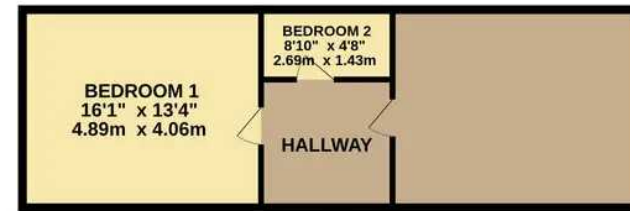




GROUND FLOOR
1812 sq.ft. (168.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 2366 sq.ft. (219.8 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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