



**La Muraille, Le Clos De Bauche, Beaumont, St. Peter**

Asking **£1,240,000**

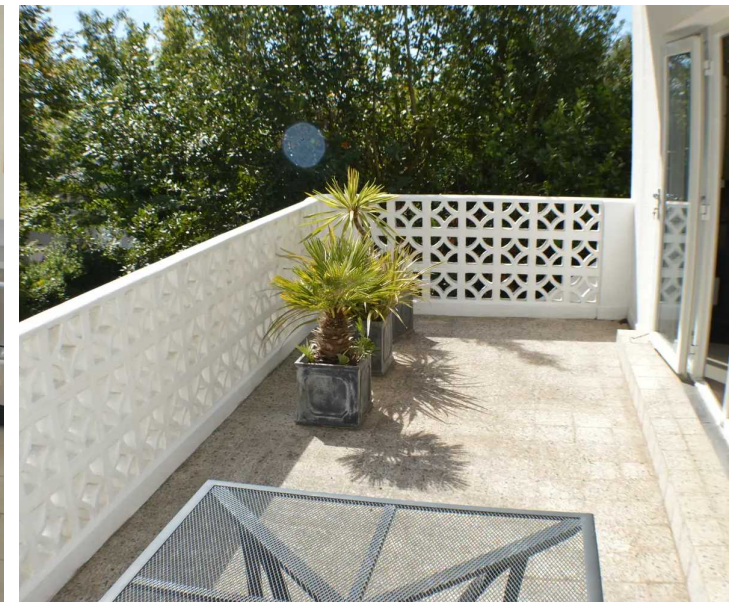
**BROADLANDS**

FINDING YOU A HOME SINCE 1972

# La Muraille, Le Clos De Bauche, Beaumont

Two generation living at its best!

- Substantial two generation family home
- Four reception rooms
- Two kitchen/breakfast rooms
- Four double bedrooms and three bathrooms (one ensuite)
- Spacious self contained annex perfect for relative, carer or as home with income
- Elevated position
- South facing
- Sunny aspect
- Suntrap garden & patio
- Significant potential to extend and exploit the magnificent views
- Ample parking
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



## La Muraille, Le Clos De Bauche, Beaumont

Two generation living at its best!

If you are looking for a spacious family home around 3,000 square feet, with separate living accommodation that doesn't compromise on space, have a look at this. Situated in an elevated position with sweeping south facing views to St Aubins Bay, this property - built in 1964 - has plenty of room for a busy family. The main house has two reception rooms, both leading to a sunny south facing terrace. There is plenty of room to entertain in the fully fitted kitchen, and the three double bedrooms are all generous sizes. A good size office means you can keep the paperwork out of the kitchen, and a second south facing terrace with doors from two of the bedrooms is a great place to take in the evening sun.

The annex - on two levels - can be accessed from the house or through its own entrance to the front. Approved for occupancy by non qualified residents, the accommodation is capacious and includes a large storage area. Situated in a sought after private close, the house is in a central location close to the beach, shops and gastropubs on the south coast. A main bus route stops nearby.

An exciting opportunity exists to convert the large loft space into two or three further rooms, making the most of the sweeping views of St Aubin's Bay. Call the vendor's sole agent now to view.





## MAIN HOUSE

### Living

Twenty foot living room with functional fireplace and doors to garden and sun terrace. Fully fitted kitchen with central island breakfast bar and larder. Dining room with feature wood burner and double doors to sun terrace. Separate utility and cloakroom.

### Sleeping

Three double bedrooms and two bathrooms (one ensuite). Separate cloakroom.

## ANNEX

### Living

Spacious open plan living room leading to fully fitted kitchen. Plenty of space for relaxing and dining.

### Sleeping

Double bedroom with window to front. Shower room and access to expansive loft.

### Outside

Enclosed garden to side bordered by various trees and shrubs. Two terraces facing south. Further terrace to the rear of the parking area.

### Loft

The large loft could be converted to additional living space providing sweeping views over St Aubins Bay, subject to consent.

### Services

All mains. Electric digital controlled electronic radiators throughout. Gas central heating system in place could be reinstated if preferred. Fully double glazed. Wired for satellite & fibre.

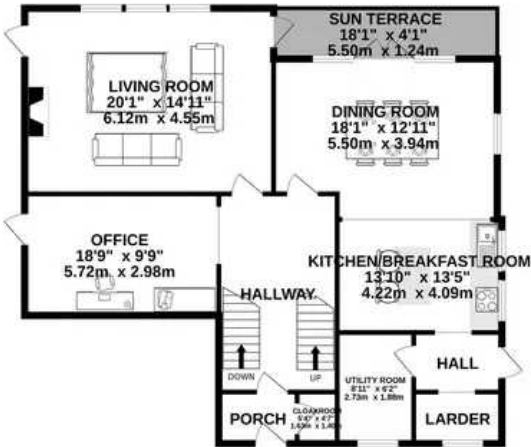
### Education

The cottage is in the catchment area for St Peter Primary and Les Quennevais Secondary Schools.

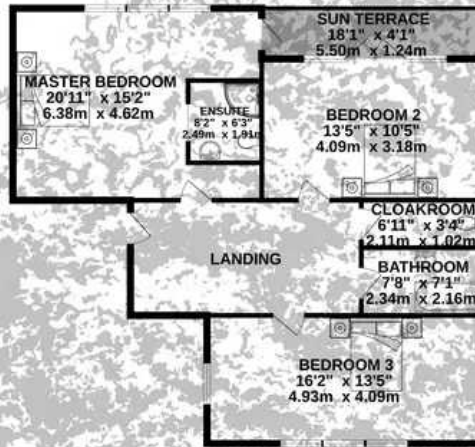




MAIN HOUSE GROUND FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



MAIN HOUSE 1ST FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



ANNEX GROUND FLOOR  
367 sq.ft. (36.0 sq.m.) approx.



ANNEX FIRST FLOOR  
367 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 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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