



2 La Ferme Du Marais La Rue Du Pont, St. Mary

Guide Price **£1,095,000**

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2 La Ferme Du Marais La Rue Du Pont

St. Mary, Jersey

- 3 bedroom 2 bathroom granite barn conversion packed with original features
- Superb Location just minutes from St Mary's village set in a quiet lane with delightful walks around the parish
- Double garage and driveway parking
- Private south facing lawned gardens with mature trees
- Sole Agent
- Contact Tony on 07797726677 or tony@broadlandsjersey.com



2 La Ferme Du Marais La Rue Du Pont

St. Mary, Jersey

A superb granite barn conversion packed with original features and set in a quiet lane just minutes from St Mary's village surrounded by country lanes and stunning walks.

Briefly comprising of 3 double bedrooms and 2 bathrooms set over 2 floors, a large eat-in country kitchen, separate utility/boot room and a large lounge/diner with an original granite fireplace and woodburner, delightful front gardens with mature trees and rear suntrap patio. Ample parking is provided with a large double garage and an allocated parking space. The property is in walk-in condition and a credit to its current owners. Contact Tony on 07797726677 or tony@broadlandsjersey.com to arrange an early viewing.





Living

Large eat-in country kitchen with SMEG gas range cooker and integrated appliances, large sky lights giving natural light. Utility/boot room with Belfast sink, separate WC. Superb lounge diner with wooden floor and feature woodburner.

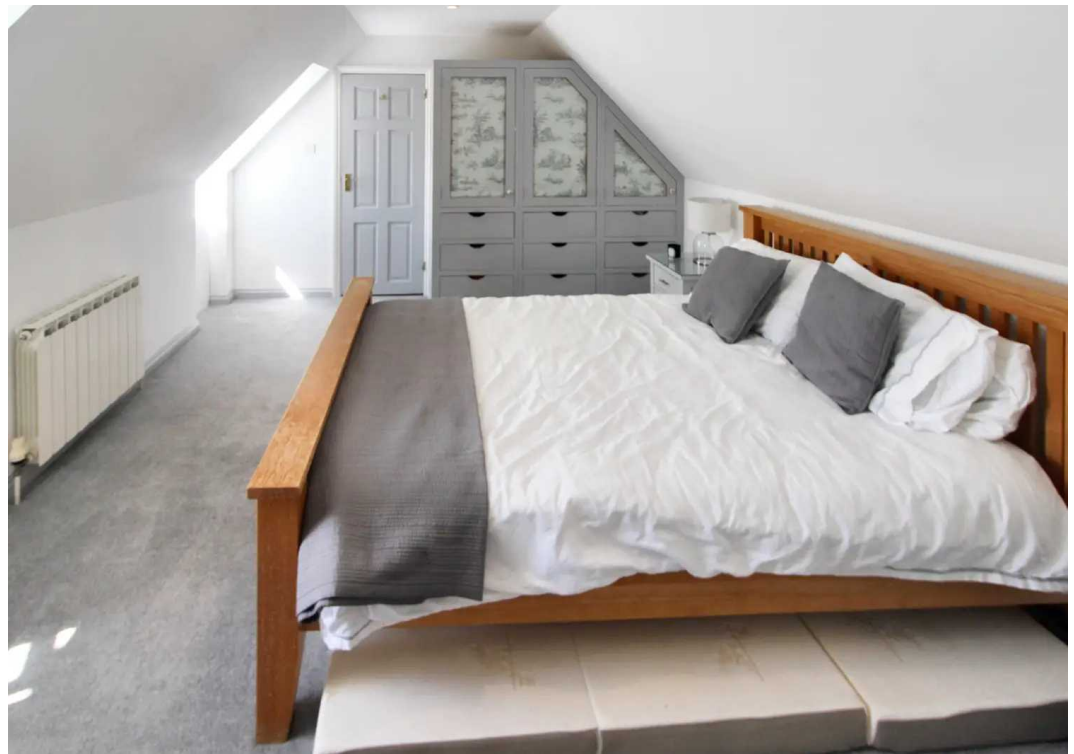
Sleeping

3 double bedrooms set over 2 floors. House bathroom on 1st floor and an en suite shower room on the top floor.

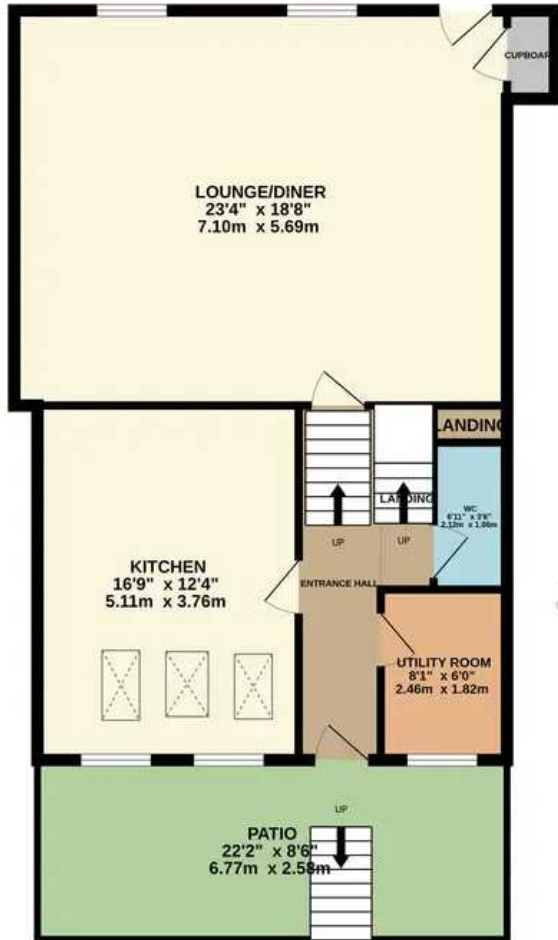
Services

Oil Fired central heating. Mains water. Mains gas for Smeg Range cooker. Septic tank shared with other properties. Fibre broadband. Previous plans passed to extend off the kitchen.

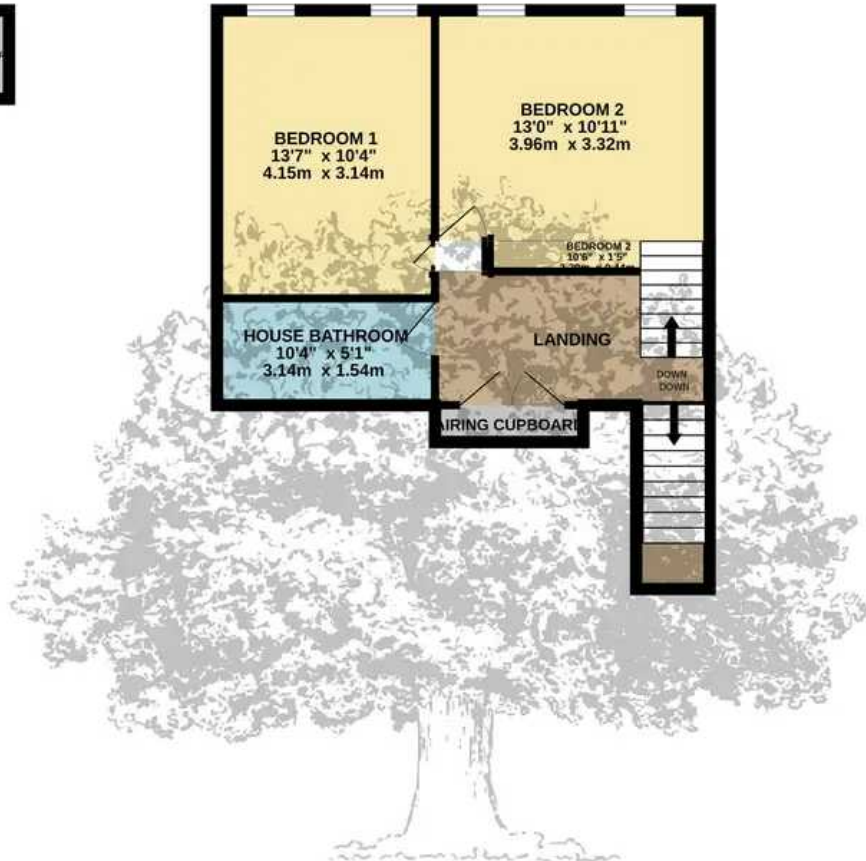




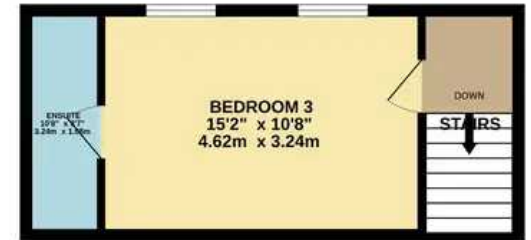
GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.8 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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