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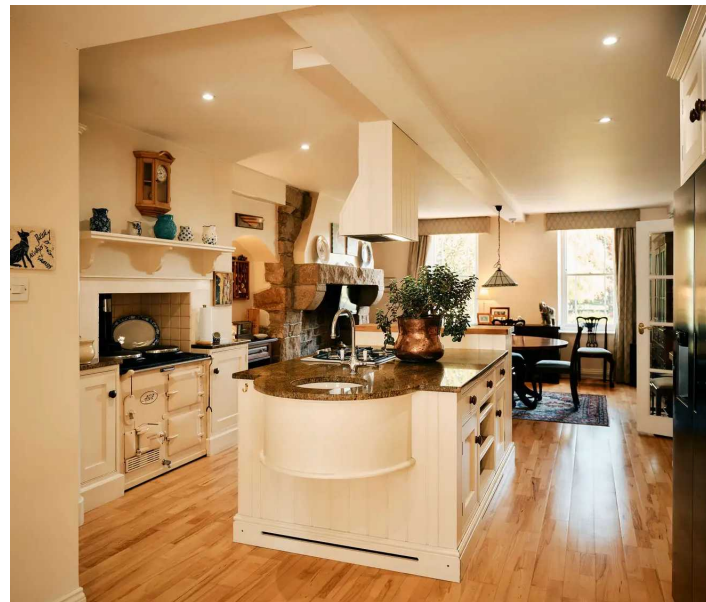
Beauvoir, La Rue Du Clos Fallu, St. Martin
£1,900,000

BROADLANDS
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Beauvoir, La Rue Du Clos Fallu

St. Martin, Jersey

- Three / Four bedroom home surrounded by extensive gardens in rural St Martins
- Three bathrooms (2 ensuite). Four reception rooms
- Charming and bursting with character
- Private 4 vergee plot with no neighbours
- 1st time on the market since the 50's / no onward chain
- Surrounded by fields in the green zone
- Solar power regeneration to grid
- Four car garage / workshop with loft storage
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



Beauvoir, La Rue Du Clos Fallu

St. Martin

Totally private three / four bedroom detached property peacefully set in the St Martin countryside!

Picture perfect home dating back to 1832 and on the market for the first time since the 1950's. This much loved and truly charming characterful property offers serious serenity for those looking for something different and unique. Surrounded by agricultural land and away from any neighbours. Accommodation briefly comprises; Spacious lounge with working fireplace, sunroom with direct access to courtyard, large study / library with wood-burning stove and shower room (possible fourth bedroom ensuite). Country style kitchen diner with centre island, oil fired AGA, stunning feature granite fireplace (non functioning) and separate utility room.

Nestled within a four vergee plot, mature gardens front and rear enjoy all day sun and complete privacy with pine, alder for coppicing, birch and oak plus small orchard. South facing front patio and courtyard with real fire / pizza oven. Mixing plenty of character and original features with many well thought out modern designs, including its own solar and wind power generators. Designed to offer minimal home running costs these have regularly produced credit balances by export to the grid!

Separate large four car garage / workshop with additional solar panels and loft space, perfect for the car enthusiast. Ample driveway parking. Rarely are such properties available, presented to the market with immediate vacant possession and no onward chain. To book your viewing of this truly special property contact the owner's sole agent, Andrew Cruickshank on 07797 814422 / andrew@broadlandsjersey.com





Living

Four great size reception rooms; spacious lounge with working fireplace opens into the sunroom with direct access to the courtyard. Large study / library with wood burning stove and shower room (possible fourth bedroom). Country style kitchen diner with fitted units, marble tops, centre island, oil fired AGA, stunning feature granite fireplace (non functioning), separate utility room. Cloak room. Wine cellar with climate control system.

Sleeping

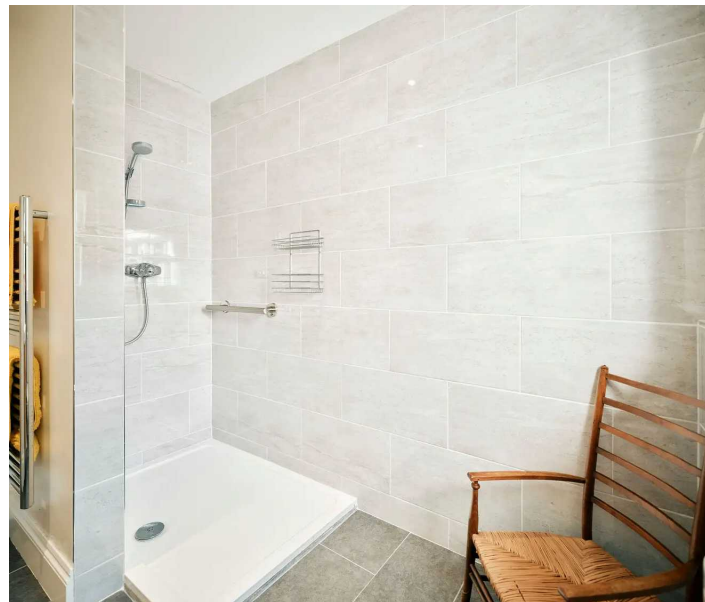
Three good double bedrooms to 1st floor and two bathrooms (one ensuite). To the ground floor there is a shower room connected to the library / study and this could be used as possible a possible fourth bedroom with ensuite.

Outside

Extensive mature sunny gardens front and rear designated domestic. Containing pine, alder for coppicing, birch and oak. Two ponds front and rear.

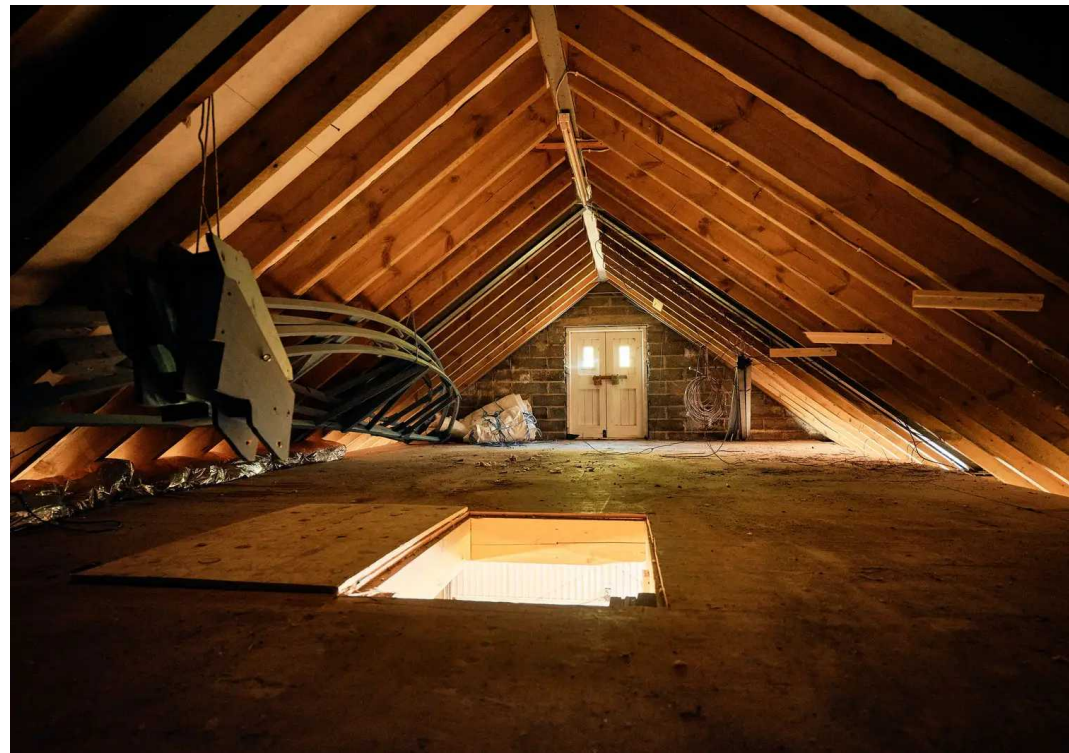
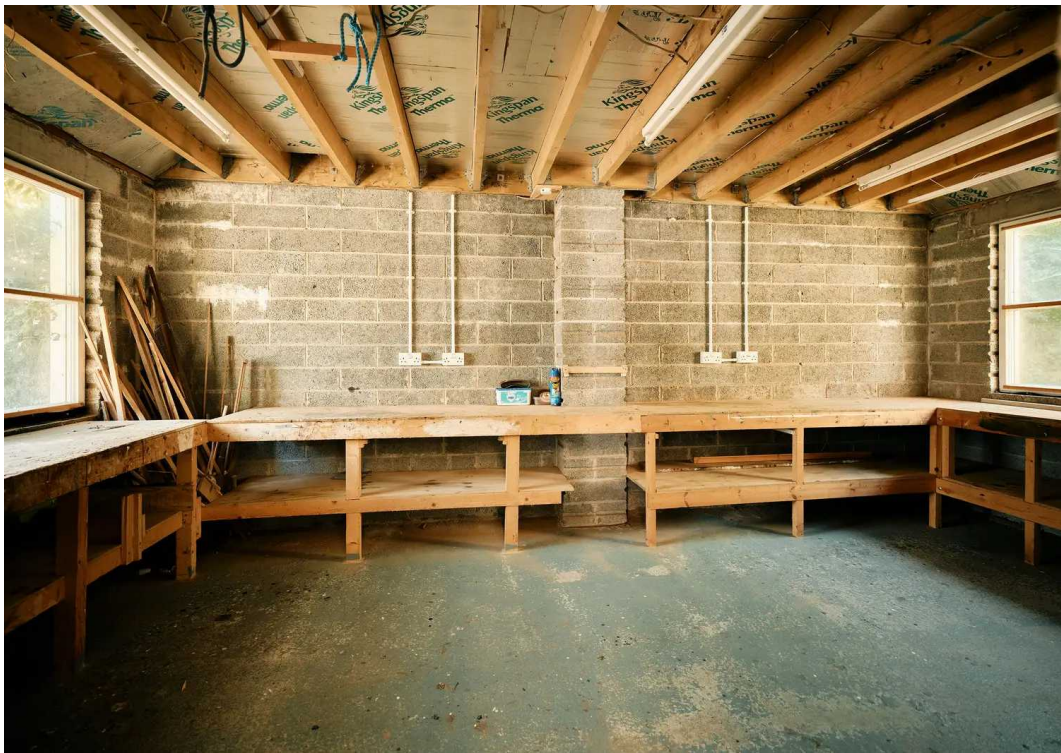
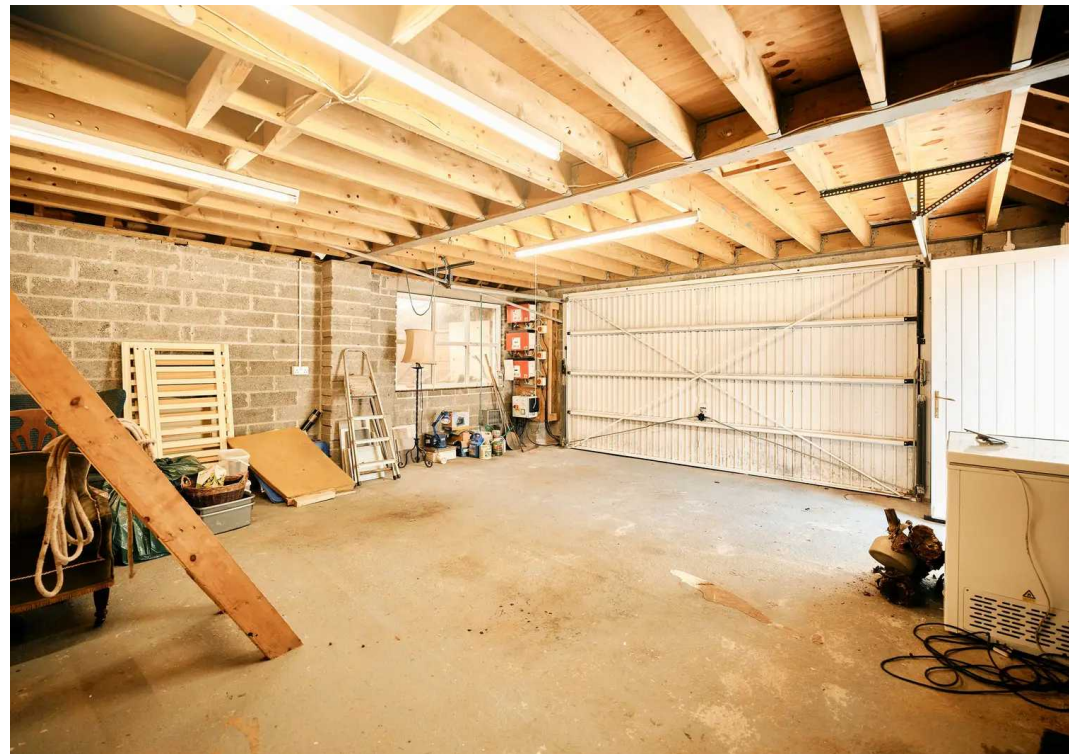
Services

Mains water. Septic tank & soak away. Oil fired central heating. Underfloor heating to living room and kitchen diner. Bottled gas for hob. Fully double glazed. New roof and solar panels to main house (2022). Garage roof (2005) with new solar panels (2022). 6kw wind turbine (requires new bearings but if not desired vendor will remove). Rain harvesting catchment tank for garden. JT Fibre.

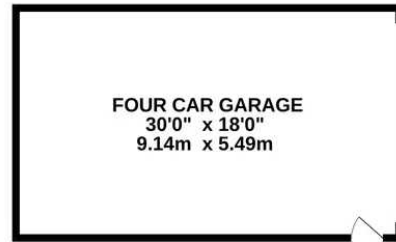




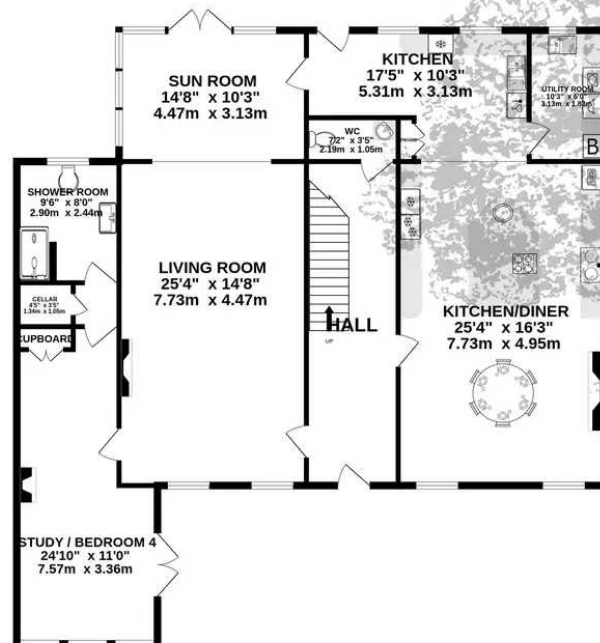
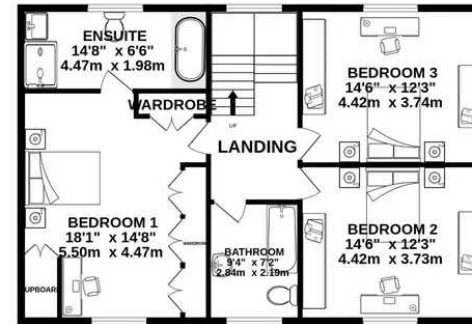




GROUND FLOOR
2222 sq.ft. (206.5 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 3114 sq.ft. (289.3 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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