



La Trouvaille La Rue De La Blanche Pierre, St. Lawrence

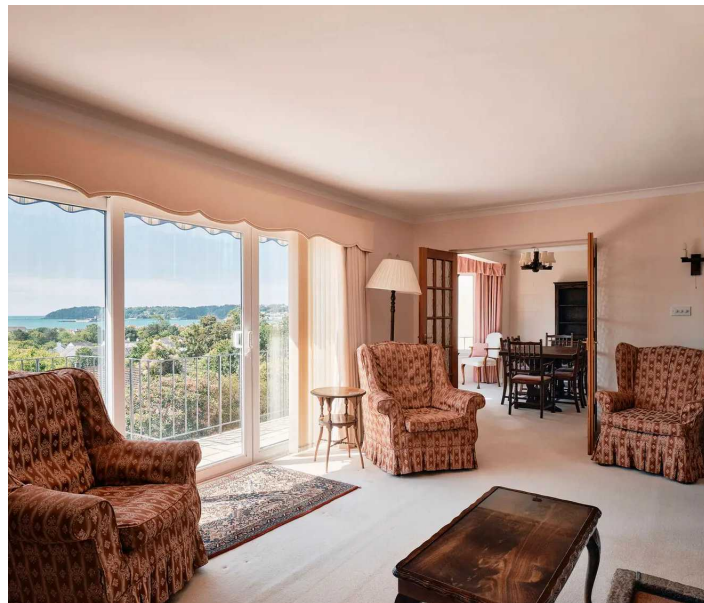
Asking £1,250,000

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La Trouvaille La Rue De La Blanche Pierre

- Detached four bed family home close to south coast
- Over 2,000 square feet
- 21 Foot living room with double doors to elevated sun terrace making the most of the views
- Would benefit from refurbishment
- Sweeping uninterrupted outlook to St Aubins Fort and Harbour
- Masses of potential
- Lovely established south facing garden
- Garage and plenty of parking
- Raised second garden ideal for growing fruit, vegetables and herbs
- Separate barn suitable for development (subject to consent)
- First time on the market for many years
- Select private close
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



La Trouvaille La Rue De La Blanche Pierre

A detached home on two levels with the reception rooms on the upper floor to make the most of the sweeping views over the south coast.

In need of updating, the property comprises porch, hallway, sunroom, two double bedrooms, main bedroom suite with ensuite shower room, house shower room and utility on the ground floor.

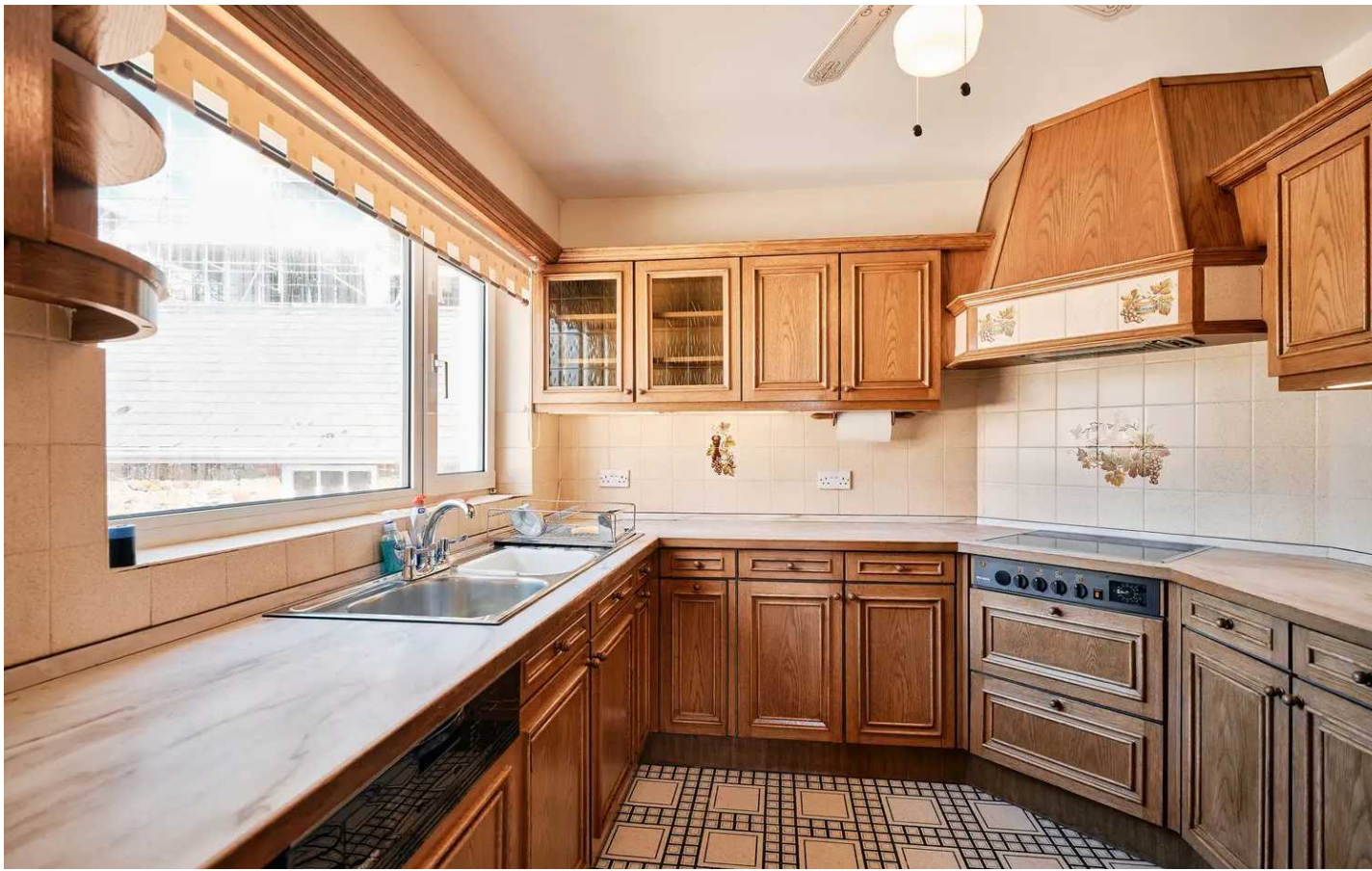
Upstairs is a 21 foot living room, separate dining room, kitchen and fourth bedroom/office. A good size south facing terrace - a real sun trap - is accessed from the living and dining rooms.

To the rear a substantial barn could be upgraded to act as an annex subject to the necessary consent.

An established garden to the front has an abundance of trees and shrubs, and a second elevated garden is ideal for growing herbs, vegetables and/or fruit.

There is plenty of parking onsite including an open garage for two cars.





Living

Raised living room with functional fireplace and floor to ceiling doors to sun terrace. Separate dining room and kitchen with high and low level units and appliances including double oven, hob, extractor, fridge and dishwasher. Sunroom on lower level currently accessed from the outside.

Sleeping

Three double bedrooms on the ground floor including the main bedroom suite with ensuite shower room. House shower room also situated on this floor. Fourth bedroom on the first floor currently operating as a study.

Outside

Lovely, established garden laid to lawn surrounded by a selection of plants and shrubs. Second elevated garden to rear. Parking for 7 vehicles including covered area specifically for parking.

Services

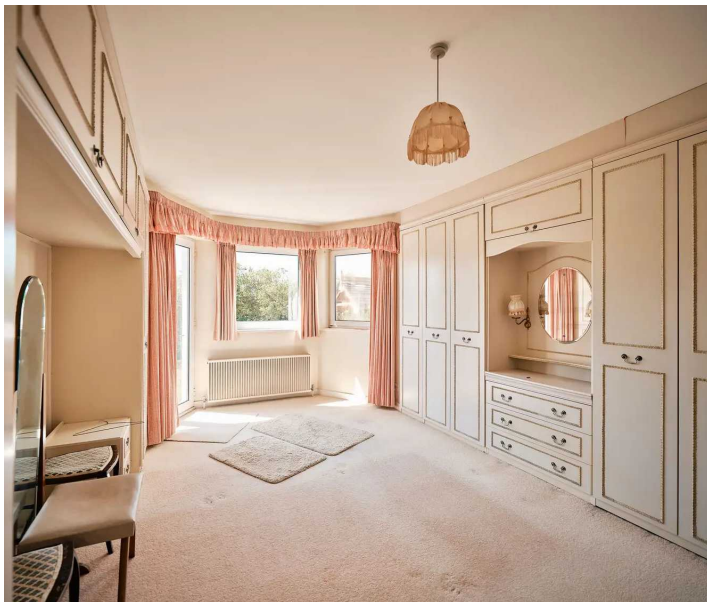
All mains excluding gas. OFCH.

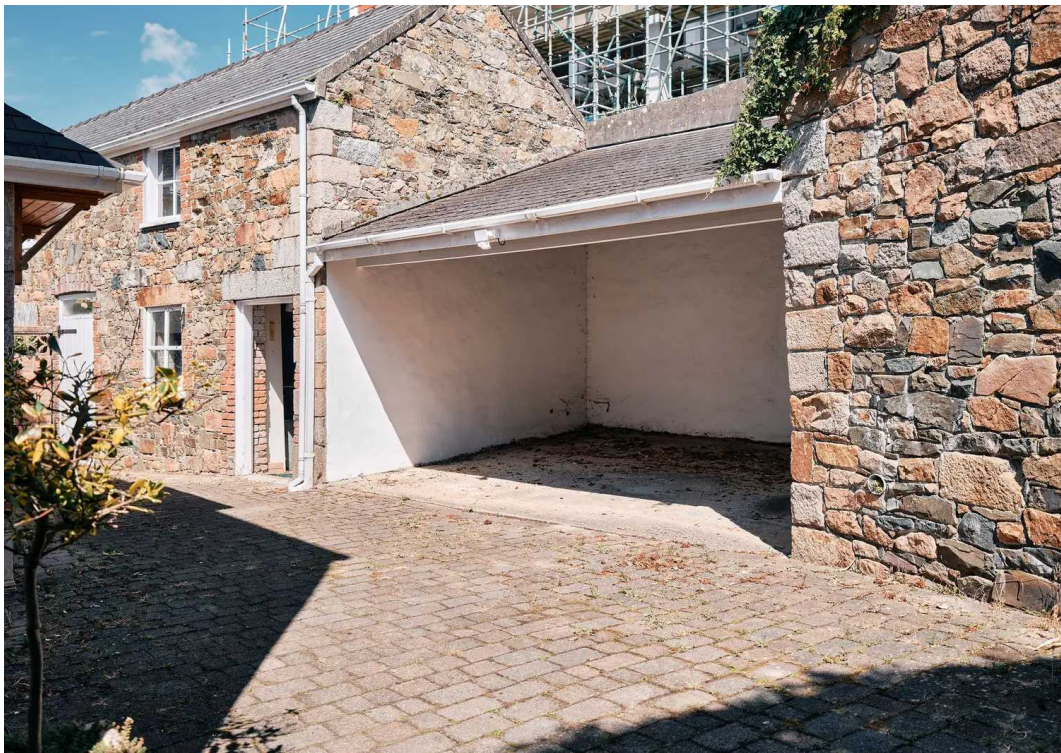
Barn

Large barn approximately 19ft x 12ft on two levels located to the rear of the property could be developed into further living accommodation, gym or studio. Size could be increased further if the open garage attached to the building were utilised all subject to the normal permissions being granted.

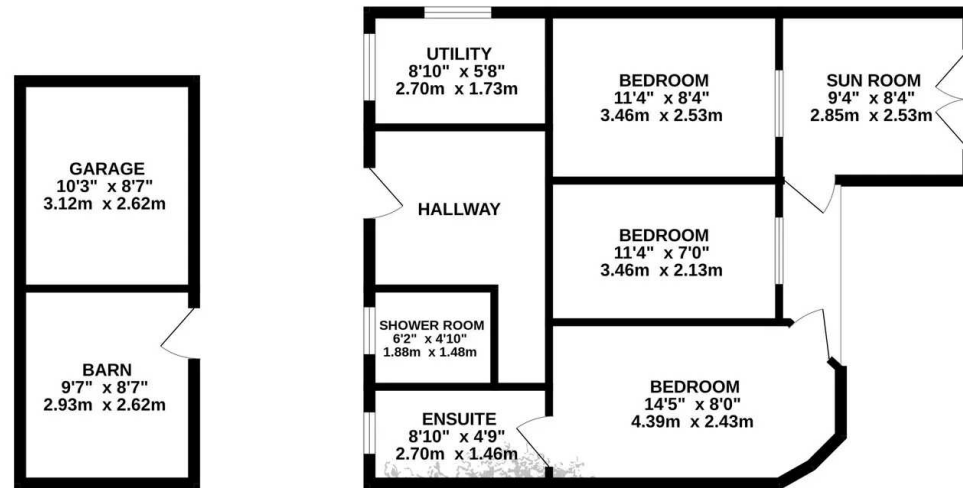
Education

The house is in the catchment area for Bel Royal primary and Les Quennevais secondary schools.

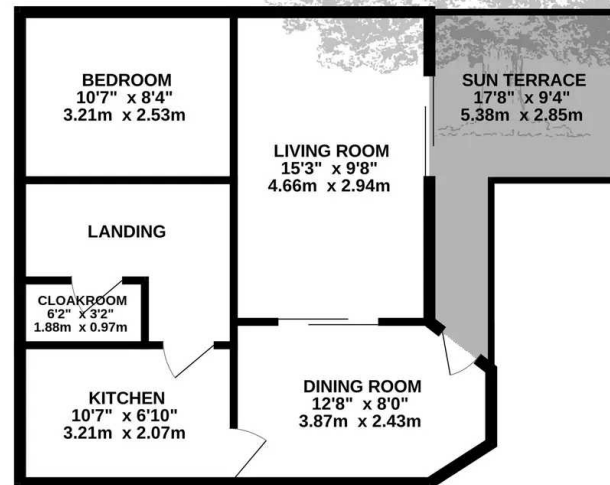




GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 2035sq.ft. (189.1 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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