



La Palloterie, 3 Vale View Farm, Ivystill Lane, St. Saviour
£860,000

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La Palloterie, 3 Vale View Farm, Ivystill Lane

St. Saviour, Jersey

- "Chocolate Box" Cottage
- Incredibly peaceful location
- Idyllic terraced garden
- Surrounded by fields
- Beautiful fireplace in lounge
- Kitchen with AGA
- Close to schools
- Garage and parking
- Contact Nigel 07797718233 / nigel@broadlandsjersey.com



La Palloterie, 3 Vale View Farm, Ivystill Lane

St. Saviour, Jersey

A gorgeous granite cottage that has been lovingly maintained over the years. Nestled in a small private enclave at the end of a small lane, you couldn't wish for a better location. The property sits in a private courtyard that is clear of traffic and has its own garage adjacent.

The living area is enhanced by a very large conservatory to the rear that leads out to the patio and beautifully maintained mature gardens. There is also a utility area and a ground floor cloakroom.

Upstairs there are three bedrooms, two good size doubles and a single with plenty of storage provided. The house bathroom serves all.

Located within walking distance of most local schools and also shops yet well away from passing traffic.





Living

Cosy lounge with exposed beams throughout and central functional fireplace. Kitchen with Aga and pantry. The kitchen leads to a very large conservatory that has a cloakroom and utility area beyond.

Sleeping

Two good size doubles and a single. The main bedroom has plenty of fitted wardrobes. Second bedroom has a double wardrobe and an attractive alcove. Third bedroom currently used as a dressing room but is a good single room.

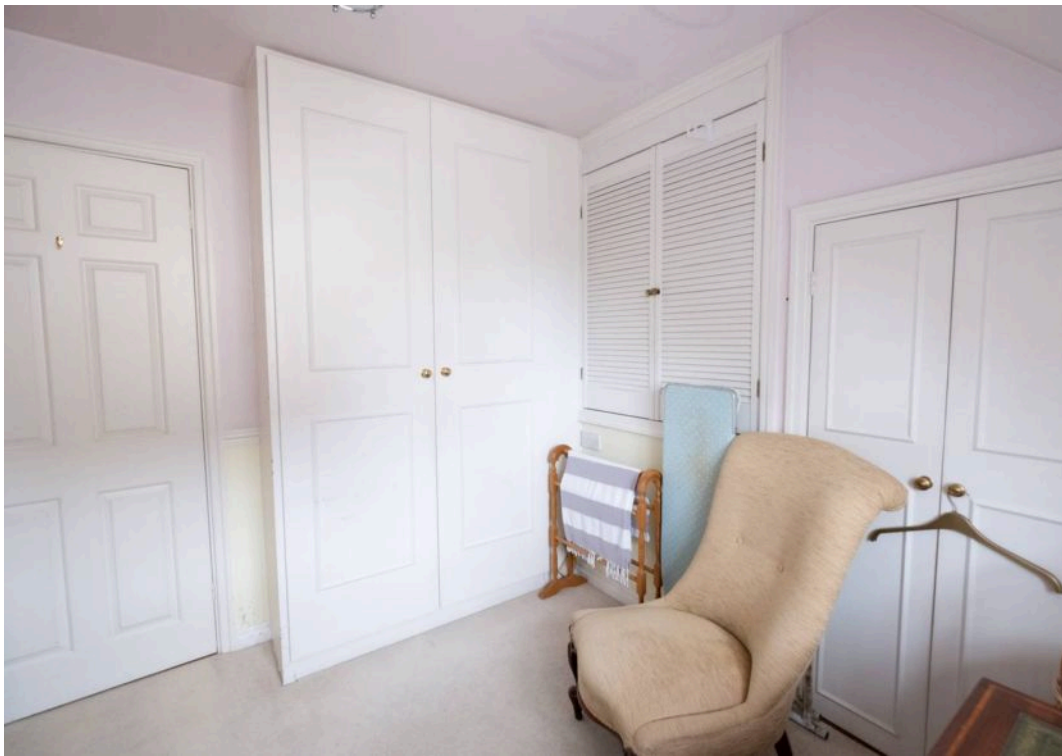
Outside

Beautifully kept terraced garden backing on to an agricultural field. Lovely chill out area at the top with a summer house. Single garage, overflow parking for the whole development with plenty of space. The residents tend to keep the communal courtyard clear of vehicles, unless unloading.

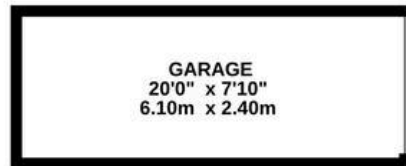
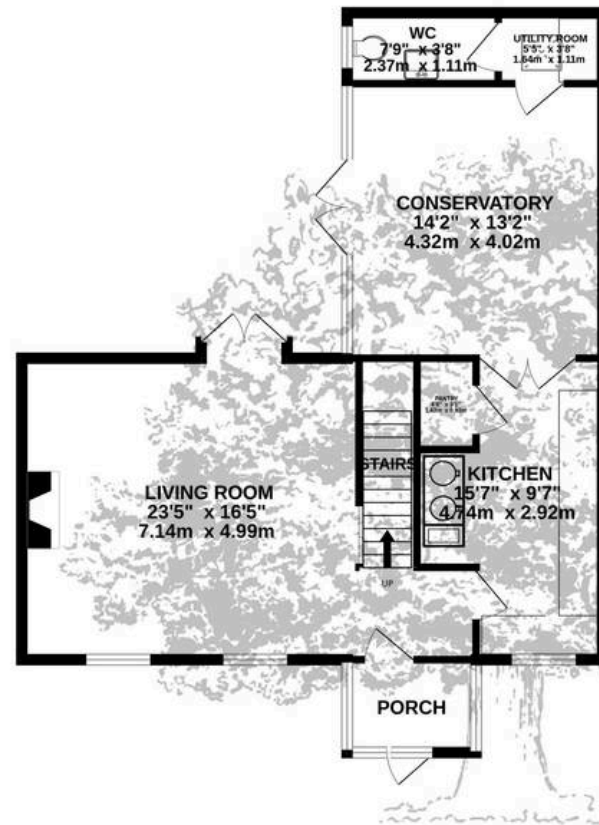
Services

Mains drains(no gas) Well water from shared well. Oil fired central heating and full double glazing.

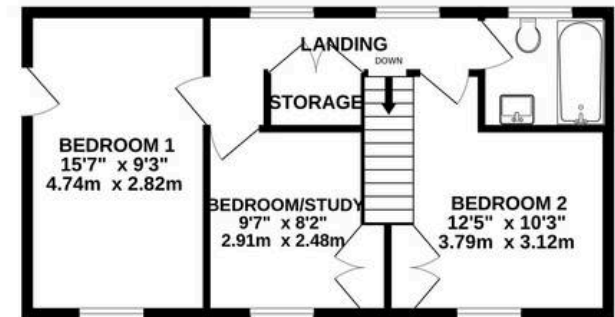




GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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