

THE BARN

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

£3,500 GROUVILLE

This superb characterful property which is a stone's throw from Grouville Church consists of a beautiful converted two bedroom, two bathroom Barn and an annex offering a further two bedrooms and bathroom - creating an ideal space for a teenager or offering detached visitor accommodation. On the ground floor of the main house there is a large hallway which leads into the kitchen/dining room on one side and double bedroom with En-suite and utility room on the other plus a downstairs cloakroom. The keynote feature of the Barn is a first floor sitting room with extensive views across the surrounding farmland and on to France, this leads off to the primary bedroom and luxury bathroom En-suite. Externally there is a large garden extending sixty yards from the property for children to play in and a substantial dry storage area for surfboards, bikes and BBQs. Parking for two vehicles next to the property and maintained gardens included. The property is completely set back from the road so...



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GROUND FLOOR

Entrance lobby	8'10 x 4'7
Cloakroom	6'11 x 2'9
Entrance hall	12'7 x 8'9
Bedroom two	16'1 x 10'11
En-suite bathroom	8'3 x 5'8
Utility room	7'5 x 5'8
Kitchen/breakfast room	17'2 x 16'7

FIRST FLOOR

Sitting room	25'8 x 17'2
Primary bedroom	16' x 10'11
En-suite bathroom	15'11 x 5'7

ANNEXE

Bedroom one	14'1 x 13'11
Bathroom	5'9 x 5'7
Bedroom two	13'10 x 6'9
External store room	18'1 x 15'7

KEY FACTS

Spacious granite farmhouse with two double bedrooms in the main house
Two bedroom guest annexe
Amenities nearby
Stunning sitting room with vaulted ceiling and far reaching views
Substantial maintained gardens
Driveway parking for several vehicles
Not suitable for cats, dogs negotiable
Large external store room
Available early December
Qualified/licensed

SERVICES

Mains water and drainage

HEATING

Oil fired central heating

APPLIANCES

Bosch oven
Cooke & Lewis electric hob
Neff fridge/freezer
Bosch dishwasher

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

Grouville
Le Rocquier

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£3,500



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