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Charming Four Bedroom Granite Home
St Martin, Jersey

CHARMING FOUR BEDROOM GRANITE HOME

Situated on a quiet lane in the heart of St Martin's Parish, Le Pre aux Pommiers is one of just six properties forming an attractive hamlet in a beautiful rural setting.

Originally created from a fine granite barn with a traditional carriage archway entrance, this charming home is rich in character and full of potential.

This south-facing end-of-terrace property is arranged over two floors, with a substantial loft accessed via an existing staircase above that could be converted into additional living accommodation, subject to the necessary planning permissions. It offers a rare combination of generous, high-ceilinged living spaces alongside cosy cottage-style reception rooms and bedrooms.

To the front, a covered archway porch leads to the front door, opening into a striking high-ceilinged living room with a cosy stove for the winter. Adjacent is the kitchen overlooking the garden, together with a second reception room that flows through to a garden-facing conservatory. A shower room is also located on this level.

On the first floor are four bedrooms, one of which is currently accessed via another. This layout could be reconfigured to incorporate a walk-in wardrobe and bathroom, creating an ensuite bedroom. A family bathroom also serves this level.

To the front of the property is an area suitable for parking a small car. To the rear is a good-sized garden, accessed via a short farm track from the lane, with the northern end of the garden currently used for additional parking.

Reflecting its heritage interest as part of the original group of farm buildings, Le Pre aux Pommiers is listed at Grade 4 (Ref: MN0299). The property is now vacant having been rented out for many years and whilst it would now benefit from upgrading, this property offers the potential to create a delightful rural home filled with character.





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FEATURES

- Four-bedroom granite barn conversion
- Two bathrooms
- High ceiling kitchen and living room
- Set on two floors plus large loft
- Good sized garden bordering open fields
- Rural setting

INFORMATION

- Mains water
- Borehole water retained for garden irrigation
- Soakaway drains (located in adjacent field)
- Oil fired central heating
- Double glazed
- Parking for three cars
- Parish rates for 2025 were £654.42
- Heritage Listed at Grade 4 (Ref: MN0299)
- Freehold and available to Licensed/ Entitled

LOCATION

What3words: // /turnout.rekindled.heartburn



David Voak MNAEA
Property Negotiator

david@huntstates.com
T +44 (0)7797 725621
www.huntstates.com
9 New Street, St Helier,
Jersey, JE2 3RA

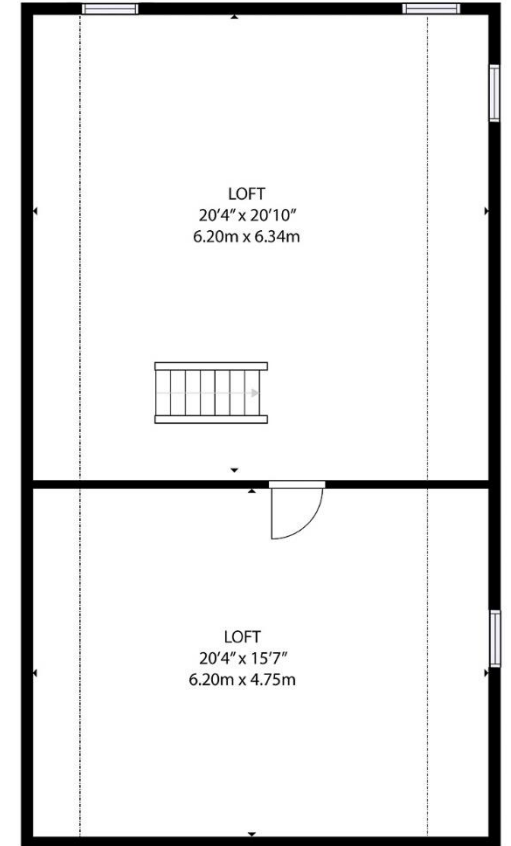
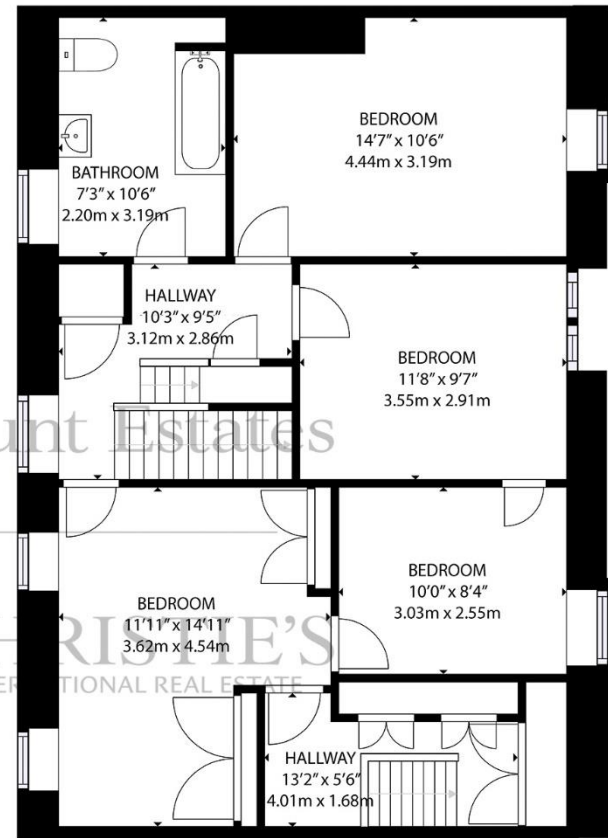
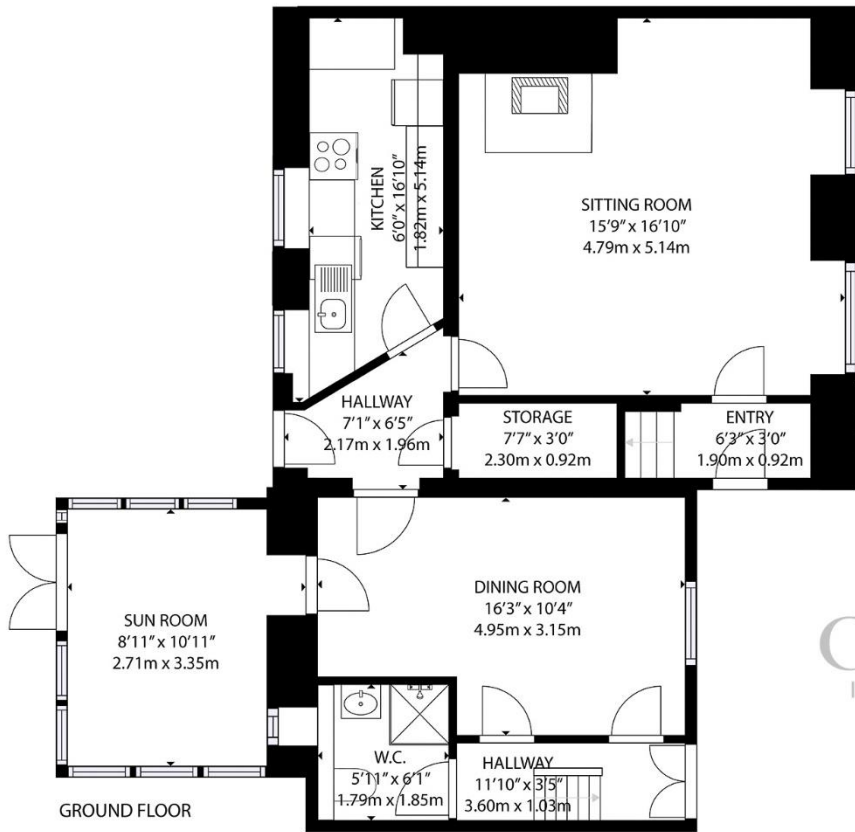
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Sarah Gallichan
Property Negotiator

sarah@huntstates.com
T +44 (0)7700 713574
www.huntstates.com
9 New Street, St Helier,
Jersey, JE2 3RA

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GROSS INTERNAL AREA
 GROUND FLOOR: 794 sq. ft, 73.7 m2, FIRST FLOOR: 771 sq. ft, 71.6 m2, SECOND FLOOR: 564 sq. ft 52.3 m2
 TOTAL: 2129 sq. ft, 197.8 m2

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 172 sq. ft, 15.9 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

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