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CHRISTIE'S
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South Facing Four-Bedroom Cottage With Gardens
St Martin, Jersey

SOUTH FACING FOUR-BEDROOM, TWO-BATHROOM COTTAGE WITH LARGE GARDENS

FEATURES

- 4 bedroom, 2 bathrooms & cloaks
- Detached granite dormer cottage
- Delightful rural setting
- Gated driveway approach
- Large south facing garden
- Top quality gardener's greenhouse
- Accommodation: 201 sq. m / 2165 sq. ft (excluding garage)

INFORMATION

- Mains water, mains drains, (no gas)
- Oil fired central heating & multi fuel stove
- Double glazed throughout
- Parking for 10 cars & garage
- Property is not Heritage listed
- Parish rates for 2025 were £899.50
- Freehold and available to Entitled/Licensed

LOCATION

What3words: ///grounds.crafty.stumble

This charming four-bedroom, two-bathroom granite cottage is hidden away at the end of a driveway approach with a traditional five bar gate and borders "Green Zone" protected agricultural land to the south and west. The cottage is set on two floors and was originally built in the 1800's but updated throughout in the 1980's and has been very well maintained since.

The accommodation comprises: Ground floor, a traditional covered porch opening to the hallway, cloakroom, dual aspect living room with its light oak flooring and multi fuel stove within the feature granite fireplace. There is a large fully fitted kitchen with a newly installed range cooker and a granite topped central island, together with ample space for a family sized dining table. Leading off the kitchen is a versatile utility room and a large formal dining room with double doors at the end linking it to the main living room.

On the first floor, the hallway opens to the primary bedroom with an ensuite bathroom, a house bathroom and three further double bedrooms.

There is a terrace and large area of lawn leading off the south elevation together with a small paddock which forms part of the domestic curtilage, and which would be ideal to provide extra space for a fast-growing family. The separate vegetable patch would be perfect for an enthusiastic gardener.

To the side of the cottage is a top-quality Hartley Botanic gardener's greenhouse and a large detached single garage with a pitched roof. The garage provides ample space for one large car plus ample storage (26 sq. m / 281 sq. ft) and there is a staircase to the loft space above with a large window in the south gable end and which would be perfect as a teenager's den or a hobby space /workshop. There is further parking for ten cars.

This spacious granite cottage with its very attractive setting, large gardens, excellent parking and detached garage block would make the perfect home for someone downsizing but still needing space for visiting family or as a special home for a busy family. No onward chain.







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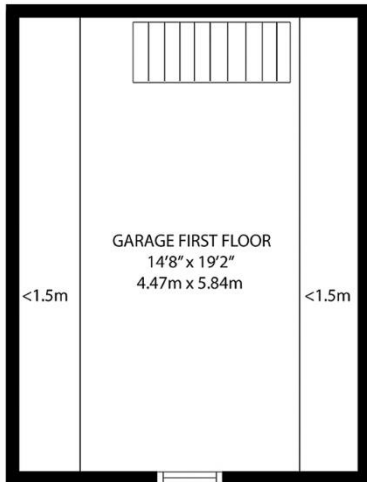
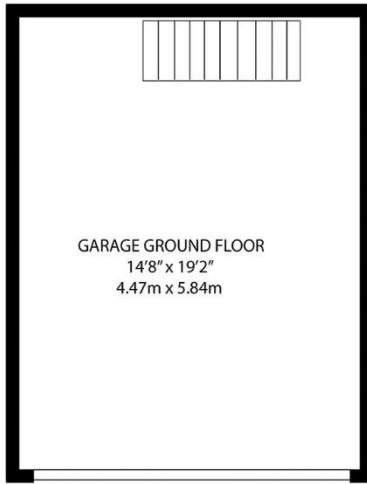


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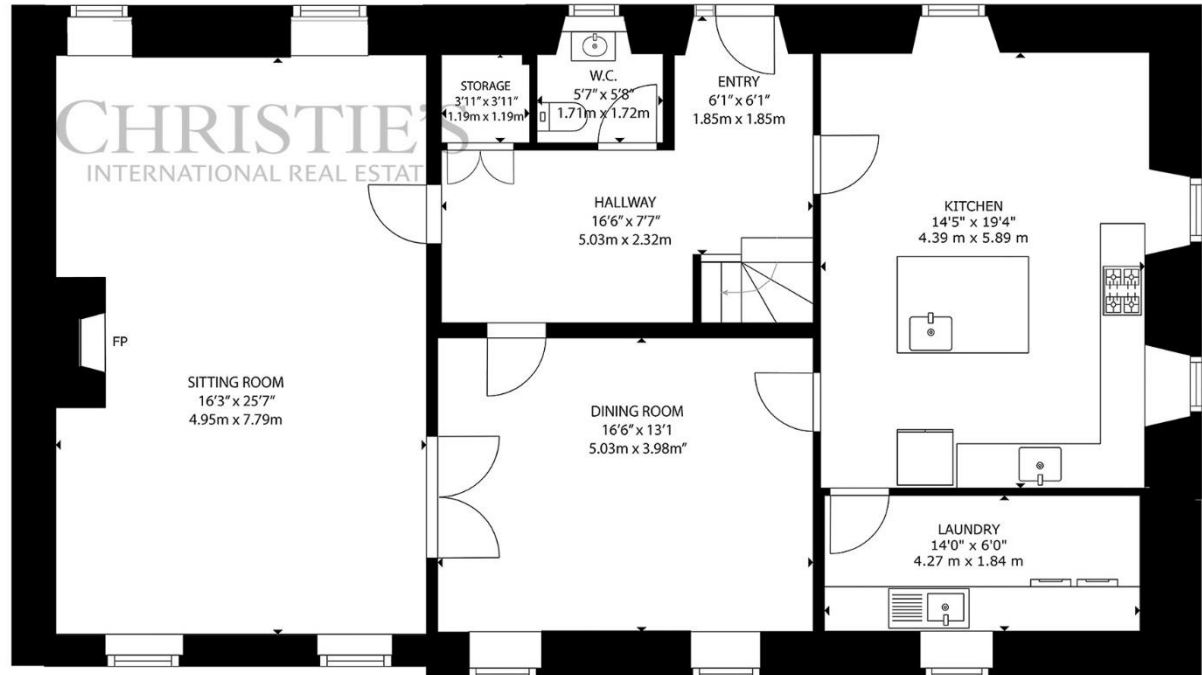
GROSS INTERNAL AREA
GROUND FLOOR: 1204 sq. ft, 111.8 m², FIRST FLOOR: 961 sq. ft, 89.2 m²
TOTAL: 2165 sq. ft, 201.1 m²

EXCLUDED AREAS: GARAGE GROUND FLOOR: 281 sq. ft, 26.1 m²
GARAGE FIRST FLOOR: 165 sq. ft, 15.2 m²
REDUCED HEADROOM BELOW 1.5M: 115 sq. ft 10.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR



GROUND FLOOR

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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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