



La Cidrerie , St. Peter JE3 7FW

Rf1611. Qualified. This utterly charming granite barn conversion dating back to 1837 offers incredibly spacious and adaptable, semi detached accommodation ideally suited for the growing family. The truly idyllic character home, previously a Cider barn, has been very well maintained during the long ownership of its current owner and is in walk in condition throughout though may benefit from some gentle modernisation over time. Perfectly situated in rural St Peter in a tranquil location bordering agricultural fields yet offering easy access to all village amenities including M+S, the Co-Op, pubs and primary school. With many green lane walks also on its doorstep and only 5 minutes to the surf of St Ouens bay! Well proportioned over 3 floors the spacious living accommodation has further potential to possibly extend into the double garage creating a wonderful kitchen / dining / family room opening out onto the west facing, mature and private garden. Accessed via a communal driveway and also benefitting from ample parking for 6+ cars, early viewing is very highly recommended. Sole Selling Agent.

- Substantial and imposing granite barn conversion
- 4/5 bedrooms, 2 bathrooms
- In excellent condition with further scope to extend and enhance
- Idyllic location, west facing garden bordering fields
- Double garage and ample parking
- Sole Selling Agent

Reduced To £1,775,000

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GALLERIED ENTRANCE HALL

13'1 x 8'1 (3.96m'0.30m x 2.44m'0.30m)

Doors to

CLOAKROOM

11'3 x 6'3 (3.35m'0.91m x 1.83m'0.91m)

With WC and wash hand basin

OFFICE

14'1 x 7'5 (4.27m'0.30m x 2.13m'1.52m)

REAR ENTRANCE PORCH

8'7 x 8'5 (2.44m'2.13m x 2.44m'1.52m)

LIVING ROOM

27'10 x 16'7 (8.23m'3.05m x 4.88m'2.13m)

With original ceiling beams, a feature non functional fireplace, double doors to

CONSERVATORY

19'2 x 11'11 (5.79m'0.61m x 3.35m'3.35m)

Double doors opening onto and enjoying views of the garden

KITCHEN

14'10 x 6'1 (4.27m'3.05m x 1.83m'0.30m)

High and low level units to include a halogen hob and extractor fan over, Indesit oven, plumbing for a dishwasher, space for a fridge/freezer. Ample space for a small breakfast table and enjoying views over the garden.

DOUBLE GARAGE

20'5 x 15'1 (6.10m'1.52m x 4.57m'0.30m)

With plumbing for a washing machine, space for a tumble dryer, OFCH boiler and door to rear garden.

Staircase up to first floor landing, doors to

MASTER BEDROOM

26'1 x 12'4 (7.92m'0.30m x 3.66m'1.22m)

With a dressing area housing a comprehensive range of fitted wardrobes, door to a large balcony enjoying garden views and of the bordering fields.

EN-SUITE

With an exposed granite wall. Bath with shower over, WC, wash hand basin.

BEDROOM 2

15'11 x 13'6 (4.57m'3.35m x 3.96m'1.83m)

With fitted wardrobes

BEDROOM 3

13'4 x 11'10 (3.96m'1.22m x 3.35m'3.05m)

With fitted wardrobes

BEDROOM 4

12'6 x 7'7 (3.66m'1.83m x 2.13m'2.13m)

HOUSE BATHROOM

With a shower enclosure, WC and wash hand basin

Staircase up to second floor landing, galleried to



A STUNNING TOP FLOOR ROOM!

24'6 x 18'11 (7.32m'1.83m x 5.49m'3.35m)

This is a very large room with exposed, original ceiling beams and also enjoying distant sea views down to st Ouens Bay. Suitable for a multitude of potential uses to be either a Master bedroom en-suite, a secondary lounge, kids playroom or even a snooker room!

OUTSIDE

Accessed via a communal driveway shared with 4 other properties to a large parking area laid to chipping for 6+ cars. Integral double garage.

The property enjoys a gorgeous, tiered, mature garden offering a high degree of privacy and tranquility that enjoys the afternoon and crucially the evening sun. Bordering agricultural fields.

2 garden sheds

Large balcony off the master bedroom.

SERVICES

Borehole water with treatment facility

Soakway drains

Mains services are believed to be in the road though the exact location is unknown.

OFCH



