

BROADLANDS

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THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



BALLICEAUX HOUSE RETREAT FARM, LA RUE DU VIEUX MENAGE, ST. SAVIOUR, JE2 7XG

£1,999,999 | Freehold | Ref 330

- SPECTACULAR 5 BEDROOM GATED COUNTRY RESIDENCE
- DOUBLE GARAGE AND BARN STYLE STORAGE
- SUNNY SOUTH FACING GARDENS ENJOYING ALL DAY SUN
- SOLE AGENT
- LARGE GARDENS AND 7 VERGEE FIELD
- TOP QUALITY FIXTURES AND FITTINGS THROUGHOUT
- COURTYARD PARKING FOR 6 CARS

Spectacular 5 bedroom granite residence surrounded by fields with top quality finishes throughout! This house offers everything you could wish for; substantial living space with large well appointed rooms, on a gated plot with your own gardens and field set off a quiet countryside lane. The property has been thoughtfully laid out and offers bright spacious accommodation over 3 floors. The ground floor living space is well planned with two formal reception rooms and an enormous kitchen/family room. Further ground floor rooms include a utility room, cloakroom and store room with access to the double garage. The first and second floors are given over to 5 bedrooms and a large play room/cinema. Your master suite has a large walk in wardrobe, en-suite shower room and offers distant countryside views over both your garden and field to the rolling countryside beyond. Forming part of a granite farmstead of only 5 homes you will find the rural charm and new build quality are well balanced and very appealing.

Entrance Hall

13'6 x 19'9 (4.11m x 6.02m)



An impressive hallway giving a taste of the quality to come.

Cloakroom

6' x 4'9 (1.83m x 1.45m)



Living Room

13'6 x 24' (4.11m x 7.32m)



Triple aspect living room with views over the garden. Wood burning stove. Large, bright and homely.

Dining Room

19' 6 x 10' 7 (5.79m x 3.23m)



Spacious entertaining area with doors to garden.

Kitchen / Family Room

23' x 21' (7.01m x 6.40m)



An enormous room. The kitchen area is laid out to offer large work surfaces and ample storage and fitted with top of the range Siemens appliances. Further space is on hand for the informal seating and daily dining.

Utility Room

7'6 x 6' (2.29m x 1.83m)

Fitted with range of units and plumbed for appliances. Ladder to large loft space.

Store Room

4'8 x 3' 8' (1.42m x 0.91m 2.44m)

Stairs To First Floor**First Floor Landing**

20' x 7' (6.10m x 2.13m)

Master Bedroom Suite

20'7 x 16' 3 (6.27m x 4.88m 0.91m)



Impeccably presented and offering space, light and views, not forgetting the walk in wardrobe and en suite.

En Suite

7'7 x 9'2 (2.31m x 2.79m)



High quality sanitary ware and tiles.

Walk-in Wardrobe

12' x 8' (3.66m x 2.44m)

Fully fitted hanging and shelving

House Bathroom

12' x 6'6 (3.66m x 1.98m)



In keeping with the feel of the property and consisting of bath, shower cubicle W.C. and wash basin.

Guest Bedroom

24' x 13'6 (7.32m x 4.11m)



Running the width of the house and fitted with a range of bedroom furniture

En Suite

7'6 x 6'2 (2.29m x 1.88m)



Well proportioned and equipped

Bedroom 5 / Study

10'x 13'6 (3.05mx 4.11m)



Another good size guest bedroom, currently used as the study

Stairs To Second Floor**Second Floor Landing**

6'6 x 4' (1.98m x 1.22m)

Bedroom 4

16'9 x 13'6 (5.11m x 4.11m)



Dual aspect bedroom with garden views and an adjoining play room

Cinema / Games Room

24' x 12' (7.32m x 3.66m)



Use it as you will. A great space for a child's playroom or a teenagers escape

Bedroom 3

17' x 13'6 (5.18m x 4.11m)



Bright guest bedroom

Second Floor Shower Room

12'x 6' (3.66mx 1.83m)



W.C. Shower and Wash Basin

Double Garage

17' x 17' (5.18m x 5.18m)



Like a car showroom. Spotless and spacious. Ladder to large insulated loft space with lights and power, 2 velux windows west.

Barn

18' x 8'8 (5.49m x 2.64m)

External open storage linked to the garage. Great for the ride on mower. Ladder to large loft space with lights and power

Gardens



Wrap around gardens with decking overlooking the pond, large lawn and gate to your field

Field

7 verges (2.13m verges)



Directly in front of your garden is a large level field of 7 verges (Field 114a). The maintenance of the field is managed by a local farmer

Storage / room to extend

Throughout the property are 3 separate loft spaces. The loft above the garage is fully insulated and has scope to be made into more usable accommodation.

Services



Mains water and services. No gas. Cat 6 wiring to most rooms. Concrete floors on all levels with underfloor heating throughout.

DIRECTIONS: JT MAP 10, DD 12. Travelling from Five Oaks toward Maufant turn left before Midland Stores into Ruelle Ponterrin. Head straight over the crossroads into La Rue du Vieux Menage and follow the road for approximately 1 mile. The Property is located on the left hand side down a gravel drive.



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