

BROADLANDS

EST.

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

1973



LE CAIRN LA RUE DES BUTTES, ST MARY, JE3 3DE

£1,425,000 | Freehold | Ref 481

- QUIET LOCATION OFF THE MAIN ROAD
- WELL DESIGNED, MODERN GRANITE HOUSE WITH 3 BEDROOM COTTAGE
- 4 BEDROOM MAIN HOUSE WITH SPACIOUS RECEPTIONS PLUS A CONSERVATORY, HEATED SWIMMING POOL AND LANDSCAPED MATURE GARDEN
- SEPARATE 3 BEDROOM COTTAGE WITH OWN GARDEN AND PARKING
- IDEAL TWO GENERATION OR HOME WITH INCOME
- SOLE AGENT

DELIGHTFUL MODERN GRANITE RESIDENCE TUCKED AWAY ON THE EDGE OF ST MARY'S VILLAGE! Offering well planned, adaptable accommodation. Ideal as a two generation property with good size adjoining cottage, perfect for older children or elderly parents. The house is in good condition with four good living rooms, including a conservatory off the main living room and a log burning stove. Both have access to the beautiful mature garden, terrace and heated swimming pool. 3 bedrooms and 2 bathrooms on the first floor with the second floor used as a large studio room and separate bedroom. The cottage is delightful, with its own patio and garden and is currently let out to holiday visitors. You are within easy walking distance of a Co-op En Route and St Mary's pub and restaurant is nearby. The recent traffic calming measures have improved the walk no end. Please call Roger Trower on 07797 711194 for more information.

Entrance Hall

19'6 X 7'3

Stairs to first floor. Glazed doors to lounge and dining room.

Cloakroom

7'3 X 3'9

Low level W.C and wash hand basin.

Lounge

23'6 X 15'

Granite fireplace with multi-fuel stove, log store etc.

Wooden flooring. Double doors to garden, terrace and swimming pool. Doors to;

Conservatory

11'6 X 11'

Exposed granite wall. Fitted blinds. Double doors to garden.

Dining Room

14'6 X 12'

Exposed brick feature wall. Feature fireplace (non-functional). Hatch to;

Kitchen/Breakfast Room

14' X 10'6

Full range of fitted units. Incorporating appliances. Breakfast bar. Doors to;

Utility Room

9' X 5'6

Fitted units and plumbed for appliances. Door to garage and door to outside.

Master Suite

14' X 13'3

Full range of fitted wardrobes. En-Suite bathroom, jacuzzi bath, separate shower cubicle, low level W.C and pedestal wash basin.

Bedroom 2

13'6 X 12'

Fitted wardrobes.

Bedroom 3/Study

15' X 10'6

Currently used as a study. Stairs to top floor.

House bathroom

9'3 X 8'

Shower cubicle, low level W.C and wash hand basin. Fitted wardrobe.

Studio Room

21' X 15'3

Built in units and Velux window.

Bedroom 4

15' X 12'6

Eaves cupboards and Velux window.

Entrance Hall

10'6 X 9'3

Stairs to top floor. Understair cupboard. Door to garden.

Cloakroom

5'6 X 4'

Low level W.C and wash hand basin.

Bedroom 3

10' X 5'9

Built in cupboard. Sliding door to garden.

Lounge/Dining Room

23'6 X 12'

Built in shelves.

Kitchen

10' X 8'9

Full range of built in units and appliances.

Bedroom 1

15'6 X 10'

Fitted wardrobes.

Bedroom 2

14' X 6'6

Fitted cupboards.

Bathroom

8'9 X 6'6

Bath with shower over, low level W.C and
pedestal wash hand basin.

DIRECTIONS