



Maillard  
& Co

£ 585,000

Byron Lane

For Sale



“A lovely 2 double bedroom Jersey cottage full of character and benefit of separate studio apartment.”

3

Bedrooms

2

Receptions

2

Bathrooms

For Sale

## Property features

Private Courtyard Parking for Two Cars

Gated entrance

self contained separate studio

open fire in lounge and dining room

Newly slated roof

Quiet town lane

2 bed Jersey cottage



## Property details

This property offers both charm and versatility, a lovely Jersey Cottage benefiting from a separate studio apartment that can be used as additional living for a family member, visitors or an additional rental income providing independent living with separate utility bills i.e. electricity and hot water.

The cottage is located in a quiet one way traffic lane and offers two generous double bedrooms, a cosy living room and separate dining room, both with open functional fires. A fully fitted kitchen with fridge freezer, freestanding oven, integrated washing machine and a door leading out into your private courtyard. There is a large bath with overhead shower and a bidet, basin and WC.

There is a store cupboard/pantry and an airing cupboard housing the hot water cylinder.

The self contained studio apartment own front entrance, fitted kitchen with integrated oven, walk in shower room and sleeping/dining area. The studio has its own hot water cylinder and electricity and both metered separately from the main property allowing utility bills to be itemised for the studio apartment.

The private gated driveway can be split providing you with parking and a separate entertaining / BBQ area.

This property is freehold purchase. No Onward Chain.

Early viewing is recommended.

A lovely 2 double bedroom Jersey cottage full of character and benefit of separate studio apartment.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.















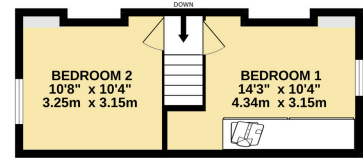
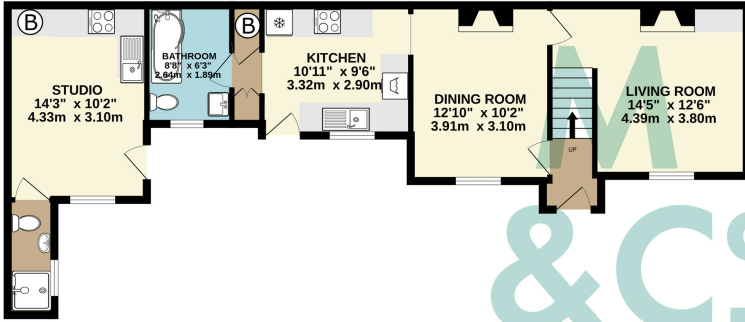






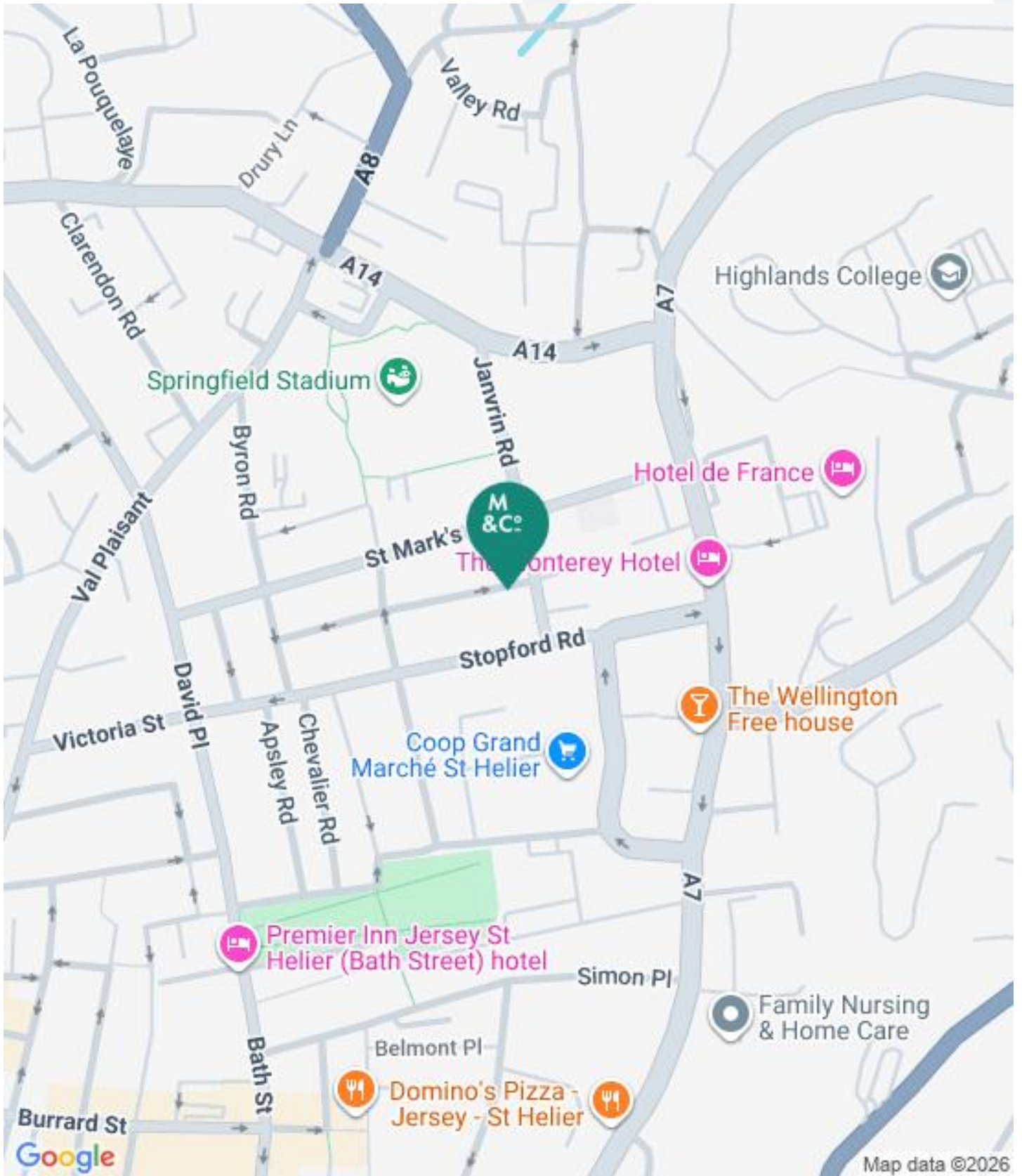
GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For Sale

