



Maillard
& Co

£ 2,200,000

La Chaumiere, La Rue Des Bois

For Sale



“Peaceful Rural Retreat with Excellent Privacy
and an Abundance of Outdoor Space”

5

Bedrooms

3

Receptions

3

Bathrooms

For Sale

Property features

Complete Refurbishment Required

Total Privacy

Immense Potential

Guest Annexe

Garaging and Outbuildings

No Onward Chain



Property details

Peaceful Rural Retreat with Excellent Privacy and an Abundance of Outdoor Space

A rare opportunity to purchase a charming home tucked away at the end of a private driveway on a green lane in St. John. The house is totally private yet only five minutes from the village amenities, M&S and the harbour at Bonne Nuit for a swim.

The accommodation is extensive though now in need of complete modernisation and offers circa 4,000 sq ft of living space over two floors. Originally, an old granite cottage occupied the site as a small farmstead and many historic features have been retained when a modern house was built on in the 1960s to create a large family home for the present owners. The main house very briefly comprises; 2 reception rooms, study and kitchen whilst upstairs are 3 double bedrooms and a single bedroom, all serviced by 2 bathrooms and an additional lavatory, eaves storeroom, large airing cupboard and a spacious attic spanning the entire house. On the ground floor overlooking the garden is a separate one bedroom annexe, ideal for guests or independent family members to have their own space. There is also an additional workshop on the side of the annexe.

The original cottage now houses the scullery, boiler room, double garage and workshop and also has a large loft which is ripe for expansion if required (all subject to Planning).

The whole site is level and covers 1.5 acres (4,850 sqM) with formal gardens to the south of the house, well stocked with mature planting, clipped lawns and beautiful specimen trees and winding paths lead you to explore secret areas and a disused tennis court. Behind the house is a kitchen garden and mature orchard and to the east is a secondary vehicular access onto the road. There is a detached single garage, parking for many cars and various stores and outbuildings also offering essential outside storage for a property of this scale.

Well water and septic tank and soakaway drainage, both mains services in the road on the northern boundary. Oil fired central heating (boiler out of service). School catchment; St Johns parish school. Freehold

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

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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.

For Sale













































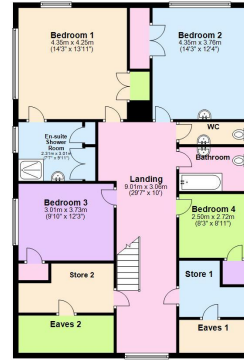




Ground Floor
Approx. 241.7 sq metres (2613.9 sq feet)

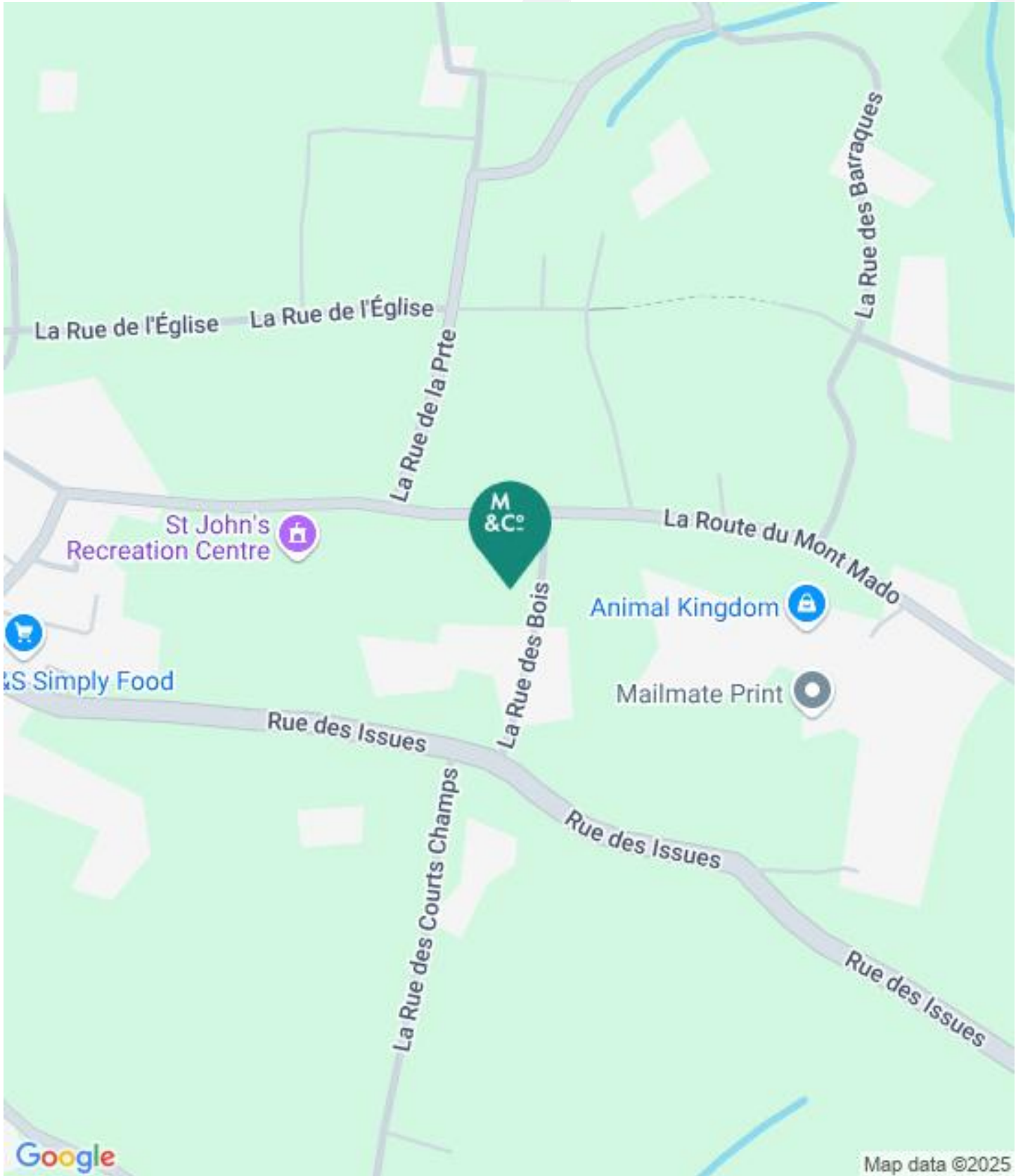


First Floor
Approx. 100.7 sq metres (1082.3 sq feet)



Total area approx. 362.4 sq metres (3900.5 sq feet)

These particulars which we believe to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not to be taken as absolute and/or to be relied upon as statements of representation of fact and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employed has the authority to make or grant any representation in respect of the property. Please refer to our standard Conditions of Sale and/or Terms of Contract. Our agents should not be taken to have undertaken any investigation into the operation of any such terms.





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