



Maillard
& Co.

£ 1,145,000

The Barn, La Rue du Bourg

For Sale



“Beautifully Presented Detached Granite Barn
Conversion Bordering Agricultural Fields”

3

Bedrooms

2

Receptions

2

Bathrooms

For Sale

Property features

Close to the Beach and Bus

Double Garage and Parking

Many Original Features

Immaculate Throughout

Low Maintenance Garden

Peaceful Location



Property details

Beautifully Presented Detached Granite Barn Conversion Bordering Agricultural Fields

Dating back to the 1890's and originally forming part of Le Bourg Farm, this stunning granite barn conversion is peacefully tucked away from any passing traffic, yet is only a minutes walk to the beach and bus stop at Le Bourg.

The property has been sympathetically modernised in recent years and now features exposed brick and granite walls, exposed beams, a functional multi fuel stove and the natural light floods in throughout the property.

The ground floor provides spacious living with an attractive shaker style kitchen which is open to a generous dining room and leads through to the cosy living room with stove. A vaulted orangery sits across the front of the house with a separate office, both of which overlook the garden and make the perfect space to work or relax and enjoy the peace and quiet.

Upstairs is the fully fitted master bedroom with spacious en-suite shower room and two further double bedrooms, each with fitted wardrobes and served by the house bathroom.

The garden is low maintenance and laid with sandstone paving and provides space for al-fresco dining, an additional seating area and is great for entertaining. With a large double garage and generous parking, there is plenty of space for all the family and visitors too.

A beautifully presented property in a sought after south coast location and viewings come highly recommended.

Oil fired central heating. Mains water and drains are pumped to mains sewer. Electrolux central vacuum cleaner system. 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 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

























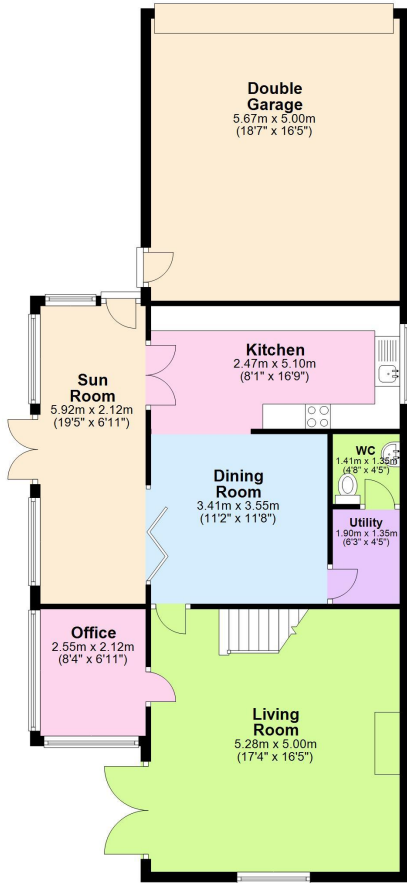




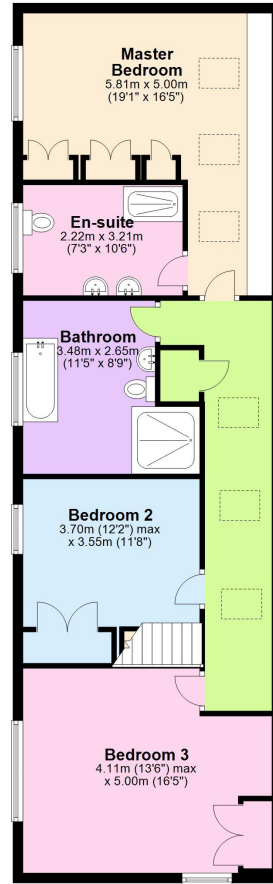




Ground Floor
Approx. 104.9 sq. metres (1129.7 sq. feet)

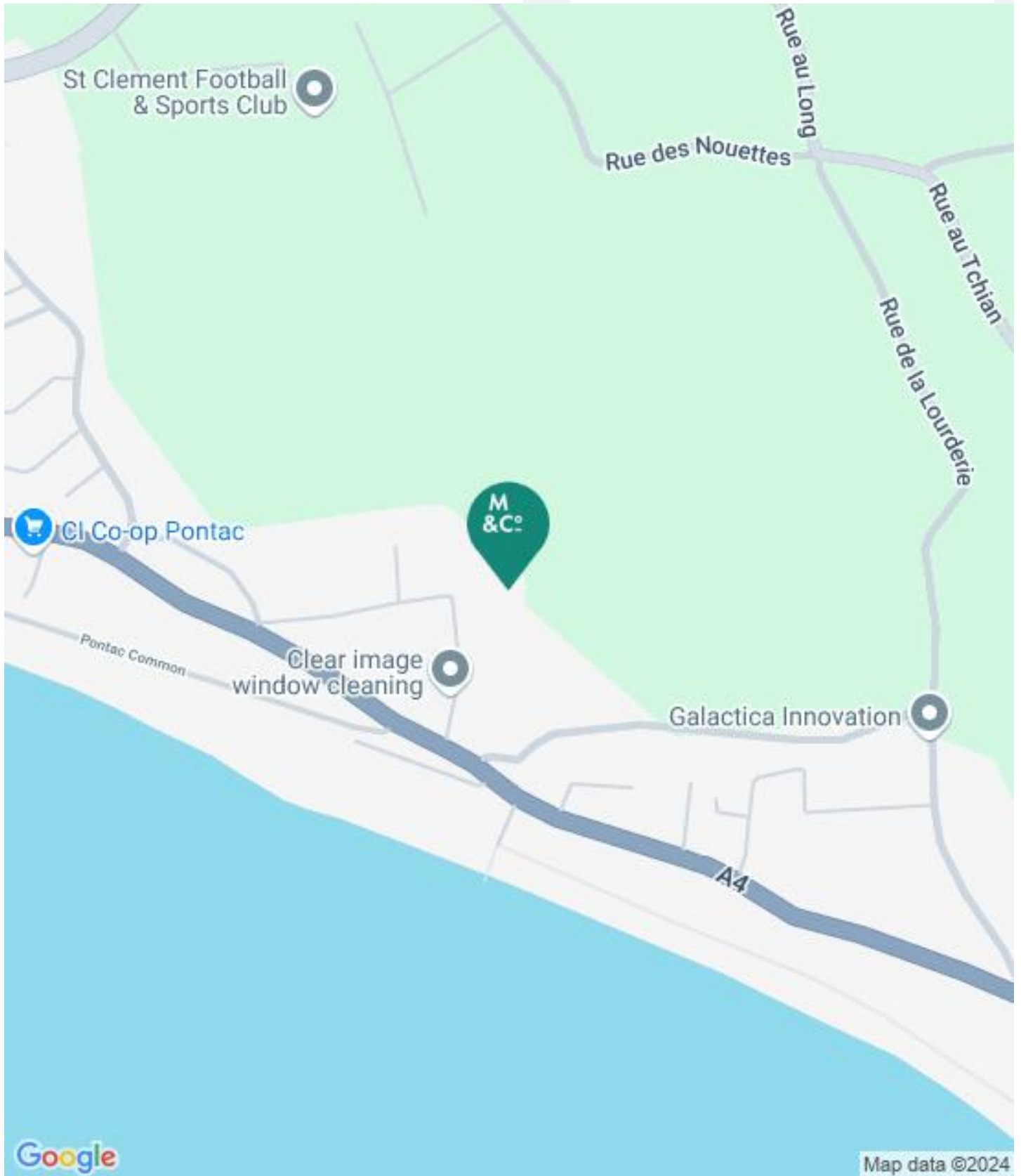


First Floor
Approx. 86.4 sq. metres (930.3 sq. feet)



Total area: approx. 191.4 sq. metres (2060.0 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.
Plan produced using PlanUp.





Kate Warren

Head of Sales

kwarren@maillardandco.com

01534 883183



Bradley Rolland

Sales Consultant

brolland@maillardandco.com

01534 883184



Bridie Newsham

Sales Consultant

bnewsham@maillardandco.com

01534 883103