



Maillard  
& Co

£ 945,000

The Grange, La Rue du Pontlietaut

For Sale



“Beautiful Granite Barn Conversion Located  
Close to the South Coast ”

3

Bedrooms

1

Receptions

3

Bathrooms

For Sale

## Property features

Quirky Barn Conversion

Garden and Balcony

Immense Character

Designated Parking



## Property details

Beautiful Granite Barn Conversion Located Close to the South Coast

Looking for something a little quirky ? Oozing charm and character, this lovely granite barn conversion forms part of a small development and is located just moments from the coast road providing an excellent bus route to both Gorey and St Helier and is just a 2 minute walk to the beach via a public footpath.

The living accommodation is situated on the first floor and comprises a spacious lounge-diner with a beautiful exposed granite feature wall, vaulted ceiling with exposed beams and double aspect windows. A large sun terrace overlooks the garden and the dining area flows through to the kitchen with a large breakfast bar and stylish blend of old and new. A spacious double bedroom with built in wardrobes also sits on the first floor and is serviced by the house bath/shower room.

The attic is accessed via a staircase and provides a gallery landing overlooking the living room, W.C/boiler room and a great office space/chill out zone.

The stunning master bedroom suite is beautifully decorated and sits on the ground floor with a large walk in dressing room, shower room and W.C. A third double bedroom can also be found on this level and benefits from an en-suite shower room.

A garden room/office is situated to the rear of the property and overlooks the attractive low maintenance garden and a fabulous pergola provides a great space to sit and relax and take in the atmosphere.

With designated parking for two cars, this property is not to be missed.

Manis water and drains. Wet electric central heating. uPVC windows. No listing. Flying 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  
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current Money Laundering Legislation.

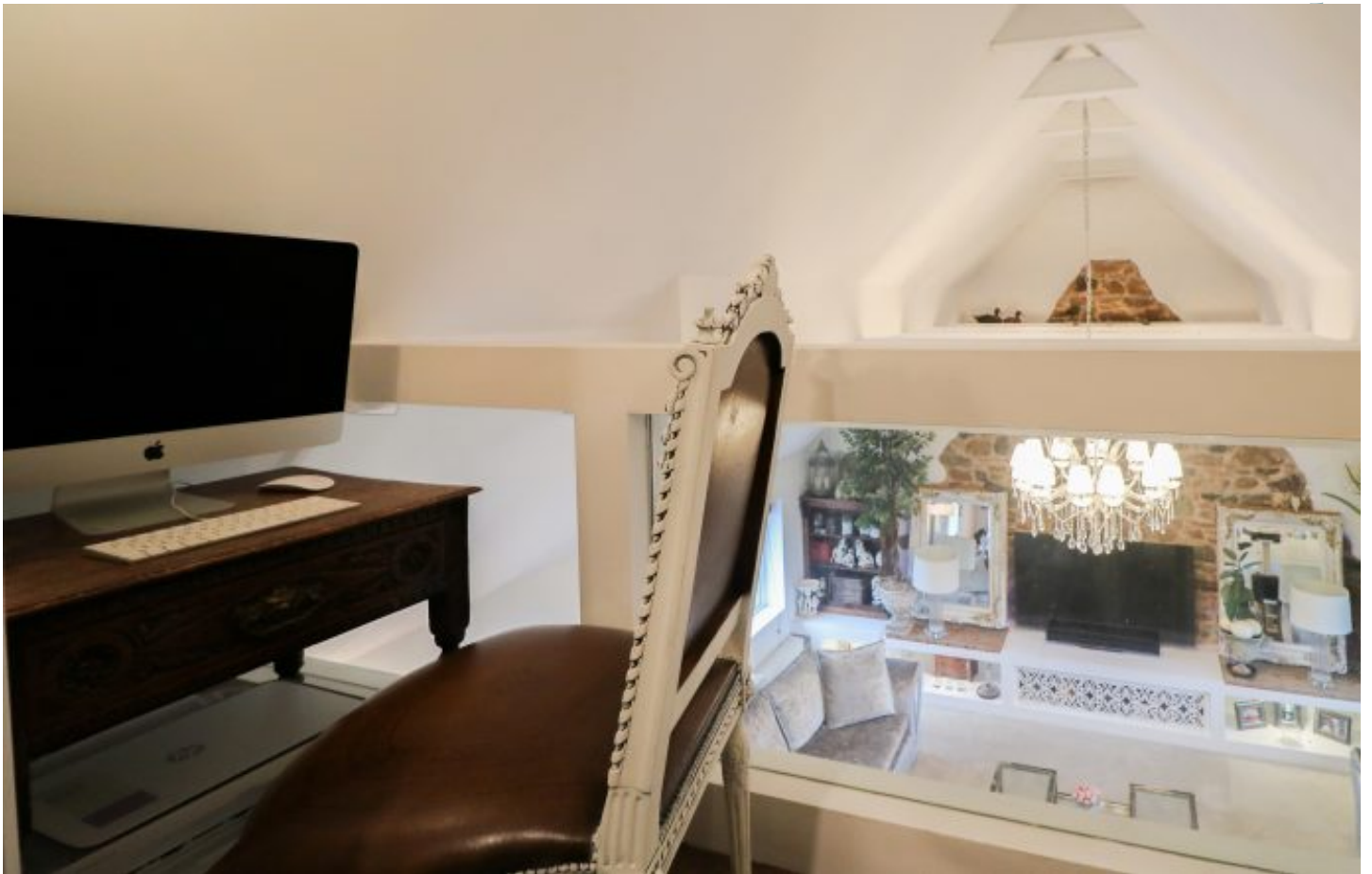


# For Sale



























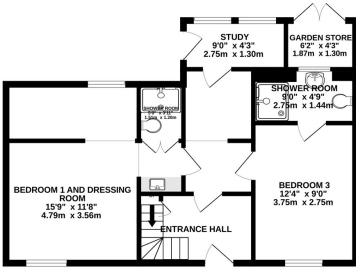




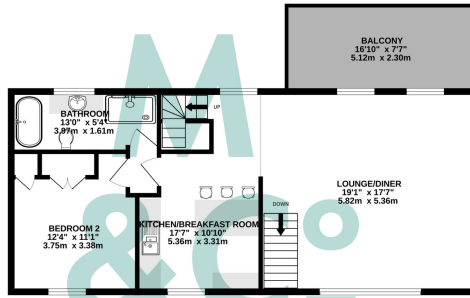




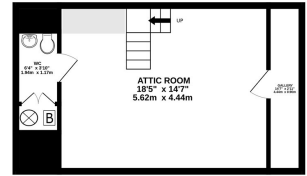
GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.

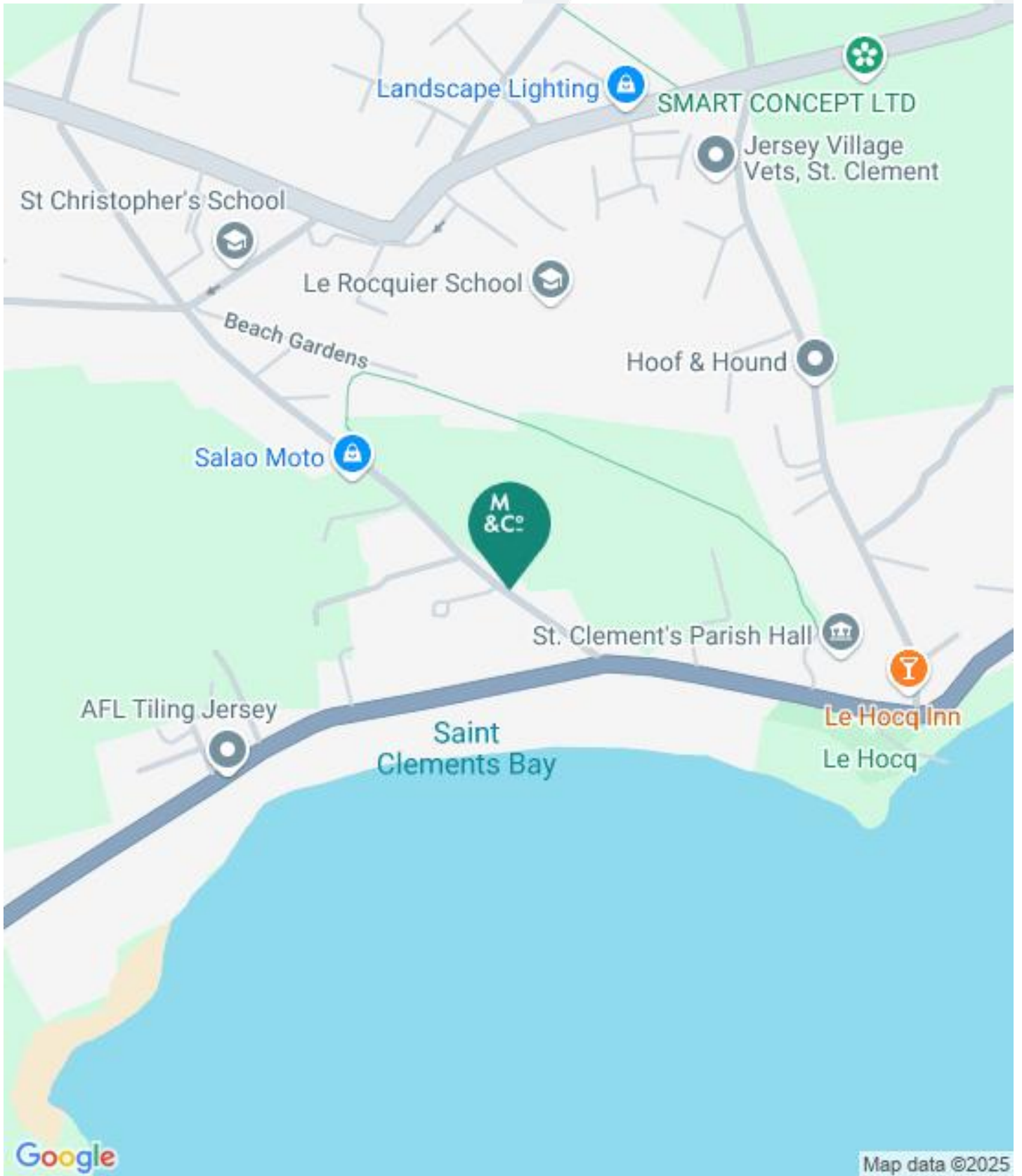


2ND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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