



Maillard
& Co

£ 850,000

La Rosiere, La Ruelle es Boeufs

For Sale



“Unique, traditional property which oozes charm and potential. Cash or private funding only.”

2

|
Bedrooms

2

|
Receptions

0

|
Bathrooms

Property features

Unique Opportunity to Create a family home

Victorian Country House with outbuildings

Not suitable for a bank mortgage, cash or private funds only.

Development opportunity

Considerable potential



Property details

The property is a traditional Victorian house located close to St Mathieu Church on the border of St Lawrence, St Mary, and St Peter and provides an opportunity to create a lovely family home.

The property briefly comprises of: Entrance Hall, Parlour/Dining Room with functional fire, Sitting Room with functional fire, a lean-to kitchen with coal-fired Raeburn range, small country shop with store-room adjacent, 2 bedrooms, and a washroom. Across the courtyard, there is a garage/store, a wood store with WC, and a door leading to a barn. There is a pleasant ornamental garden to the south and a large, enclosed garden to the east of the property with an orchard of mature fruit trees. Connected to mains drainage, mains water is nearby. There is no heating and no bathroom. Single glazed sash windows, stone walls cement rendered under a slate roof.

There is no listing on the property and it is located in the green zone.

Please note this property is not mortgagable

Unique, traditional property which oozes charm and potential. Cash or private funding only.

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.





















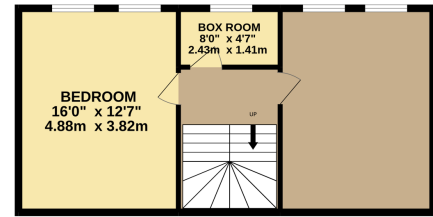
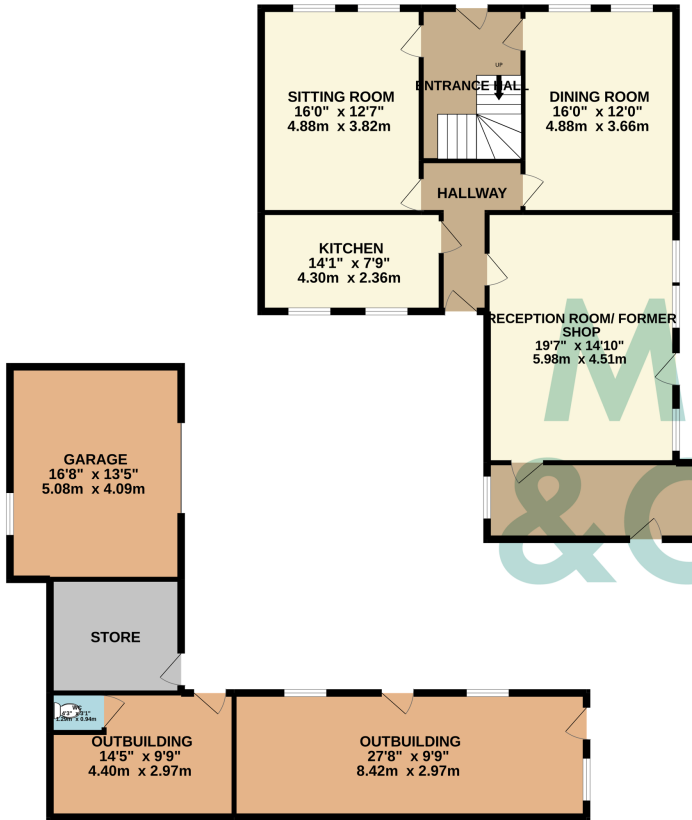






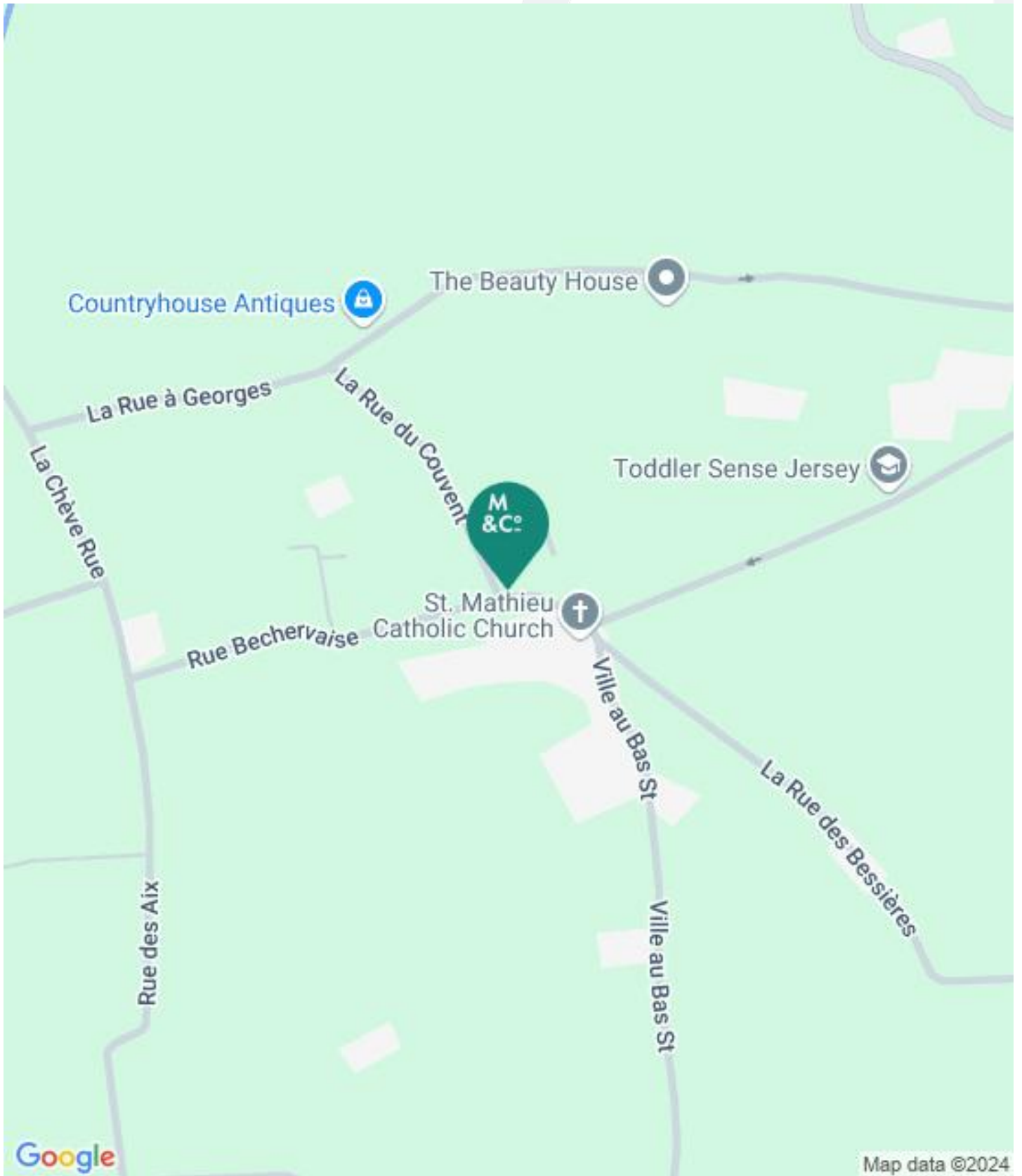
GROUND FLOOR
1772 sq.ft. (164.7 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 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.
Made with Metropix ©2022





Bridie Newsham

Sales Consultant

bnewsham@maillardandco.com

01534 883103



Evie Wills

Graduate Commercial Surveyor

ewills@maillardandco.com

01534 883176