



The Old Barn

Route de la Palloterie, St Pierre du Bois GY7 9BB

£750,000

LOCAL MARKET

SOLE AGENT

A detached barn conversion situated on a generous plot. Offering three bedrooms and good sized reception rooms.

The property would benefit from some modernisation, and subject to normal permissions there is scope to extend the property, if so desired. Externally there is a large west-facing garden and ample parking at the rear. Viewing recommended by Cooper Brouard.

School catchment: La Houguette Primary and Mare de Carteret High

Key facts



- Rural location
- Detached barn
- Scope to modernise and extend
- Good sized plot and ample parking
- Viewing highly recommended

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The Old Barn | £750,000

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To arrange a viewing, call us on **236039** or email enq@cooperbrouard.com | www.cooperbrouard.com |



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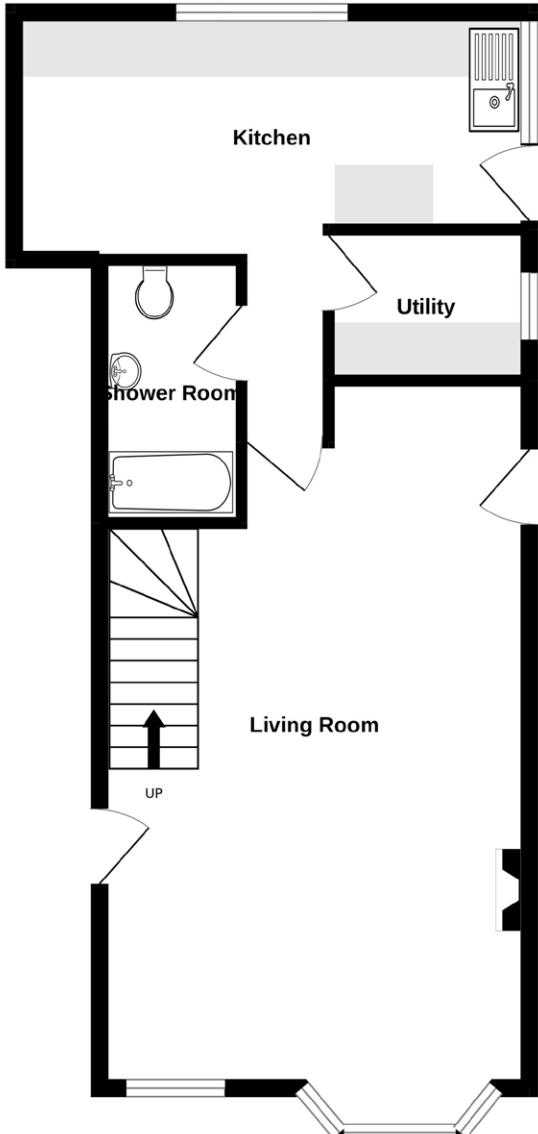


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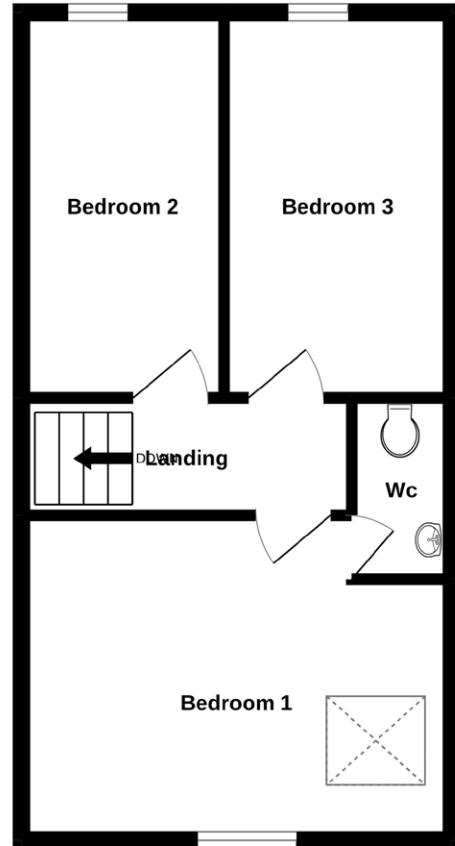


Floorplans

GROUND FLOOR



1ST FLOOR



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Lounge/Dining room

23'6 x 14'7 (7.2m x 4.5m)

Kitchen

17' x 11'8 (5.2m x 3.6m)

Utility

6'7 x 4' (2m x 1.2m)

Shower room

8'8 x 5'5 (2.7m x 1.7m)

FIRST FLOOR

Landing

Bedroom 1

13'3 x 10'9 (4.1m x 3.3m)

Ensuite WC

Bedroom 2

13'6 x 7'9 (4.1m x 2.4m)

Bedroom 3

13'6 x 7'9 (4.1m x 2.4m)

EXTERIOR

The property is approached off the road onto a gravelled driveway a paved area leads up to the front door.

To one side of the property is a large lawned with an outlook over neighbouring fields, all enclosed by a low-level bank.

Summer house and large shed.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, uPVC double glazing.

Finding the property: Travelling along La Route Bruliaux, turning into Route de la Palloterie and the property is the 2nd on right hand side.

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CONTACT OUR LOCAL MARKET TEAM



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