



La Moye Farm

Rocque es Cas, Vale, GY3 5BP

£850,000

LOCAL MARKET

JOINT AGENT

A charming detached listed farmhouse situated in the peaceful lanes between L'Ancrese Common and Beaucette Marina with plans approved.

The main house itself comprises a kitchen, dining room, sitting room and two bedrooms plus a study serviced by a family bathroom. There is an adjoining two story wing with a large attic space running over the whole main house. A superb addition is a detached two story granite barn. Both the main house and separate barn have received permissions in 2023 to extend and alter the accommodation to create a substantial multi generational home if required. There is ample parking and a south facing walled garden.

School catchment: Vale Primary School / St Sampson's High School

Key facts



- Listed detached farmhouse
- Dating back from the 17th century
- Idyllic location
- Plans passed in 2023 to extensions and alterations
- Parking and garden

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GUERNSEY'S ESTATE AGENT







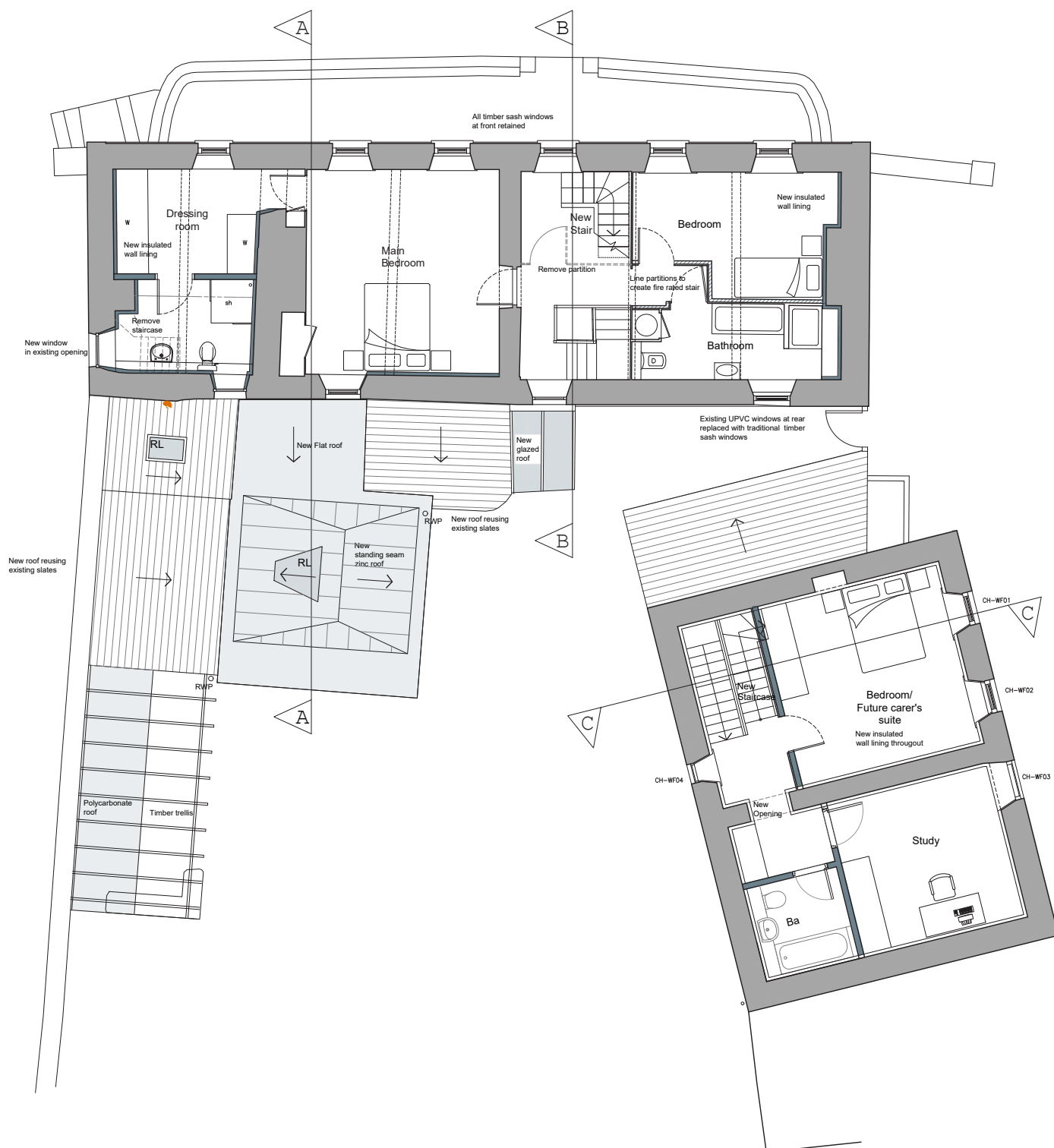




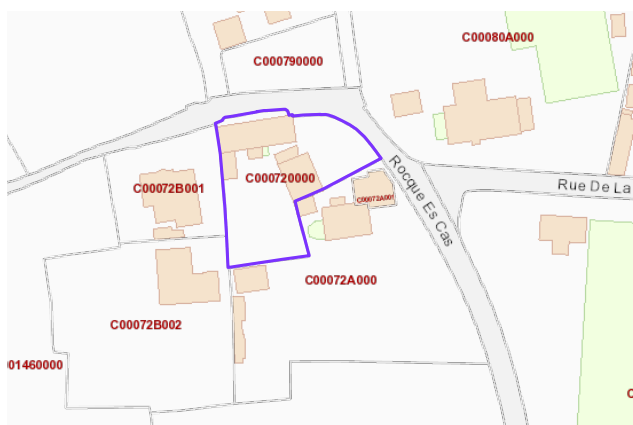
Approved plans



Approved plans



Current layout



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GROUND FLOOR

Entrance hall

Lounge

18'6 x 15'6 (5.6m x 4.7m)

Dining room

16' x 15' (4.9m x 4.6m)

Kitchen

10'5 x 8'6 (3.2m x 2.6m)

APPLIANCES:

Freestanding oven,
Hotpoint fridge/ freezer.

Wing sitting room

12'6 x 10'6 (3.8m x 3.2m)

Wing kitchen

10'5 x 8'6 (3.2m x 2.6m)

Wing utility

9'9 x 8' (3m x 2.4m)

FIRST FLOOR

Landing

Bedroom 1

15'6 x 14'7 (4.7m x 4.5m)

Bedroom 2

15'8 x 10' max (4.8m x 3.1m max)

Study

8'3 x 7' (2.3m x 2.1m)

Bathroom

14'7 x 5'9 (4.5m x 1.8m)

Annexe bedroom

11'9 x 10'6 (3.6 x 3.2m)

SECOND FLOOR

Attic Room

Barn

Ground floor room 1

20'1 x 14'2 (6m x 4.3m)

Ground floor room 2

20'1 x 15' (6.1m x 4.6m)

Loft

14'5 x 14'1 (4.4m x 4.3m)

EXTERNAL

The property is approached over a cobbled drive off the public lane between granite pillars into a cobbled courtyard bounded on the roadside by granite walls and giving access to a substantial detached granite barn providing storage/ garaging over 2 floors and an attached lean-to store housing the oil-fired central heating boiler. To the rear of the house is an attractive enclosed garden with vegetable beds, green house, fruit trees and area laid to lawn.

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating, part timber single glazing, part uPVC double glazing.

Perry's ref: 7 G3

what3words: bristle.puffy.sari

TRP: 405 LISTED

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