



Les Naftiaux Farm

Rue des Naftiaux, St Andrews, GY6 8XA

£1,495,000

LOCAL MARKET

SOLE AGENT

A charming 15th century Guernsey farmhouse with attached wing set within picturesque gardens.

This traditional Guernsey farmhouse, on the list of protected buildings with parts believed to date back to circa 1400, offers substantial accommodation all within a picturesque and tranquil St Andrew's Lane. Parts of the home offer scope for modernisation, allowing new owners to tailor the interior to their own taste and style. The main house features five bedrooms (serviced by a family shower room and en-suite to main bedroom), cosy snug, lounge with impressive granite fireplace, kitchen diner and practical utility room with WC. Adjoining the main home is a recently renovated self-contained one-bedroom wing complete with open plan kitchen/dining/living area on the ground floor and bedroom and shower room on the first – ideal for extended family, guests or as a potential rental opportunity.

Set within beautiful gardens, the property further benefits from ample parking and a double garage.

School catchment: Forest Primary School / Les Beaucamps High School

Key facts



- 'Listed' traditional farmhouse
- 15th Century
- Perfect for multigenerational family
- 5 bed main house with 1 bed wing
- Ample parking and double garage
- Idyllic location in St Andrews

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GUERNSEY'S ESTATE AGENT







The Wing





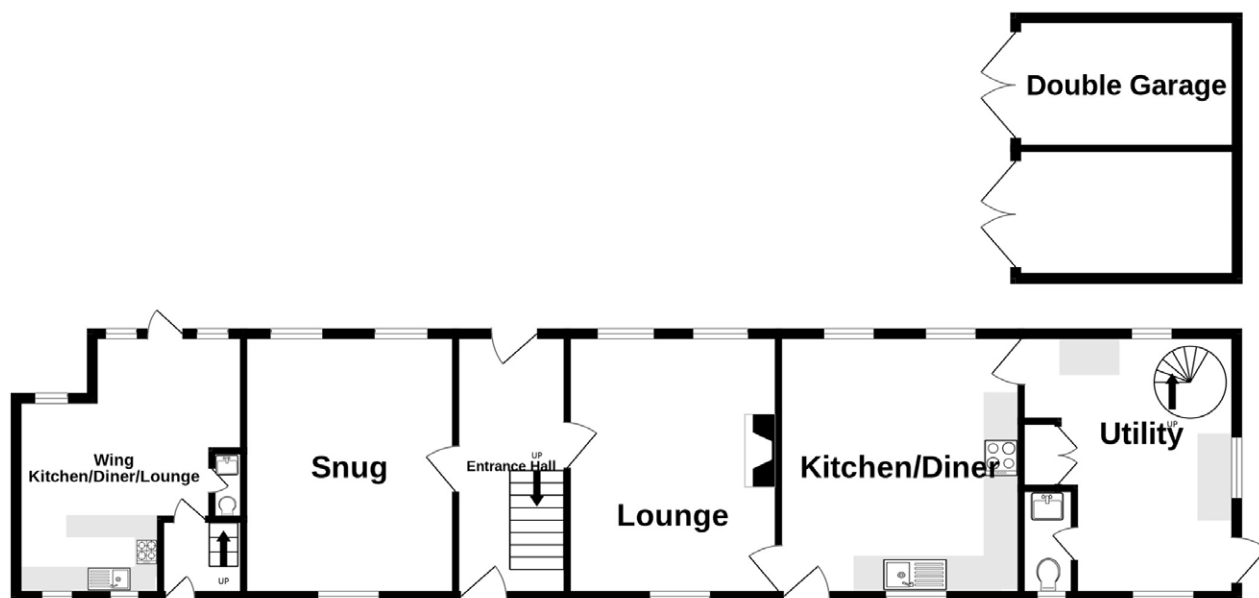




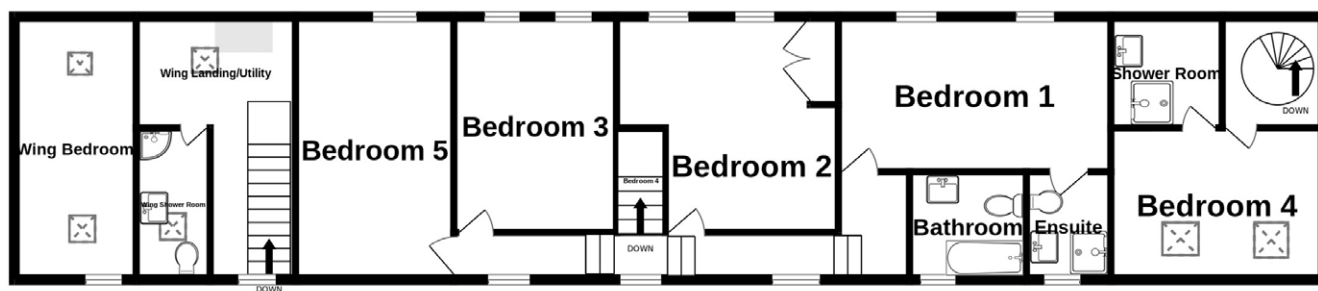


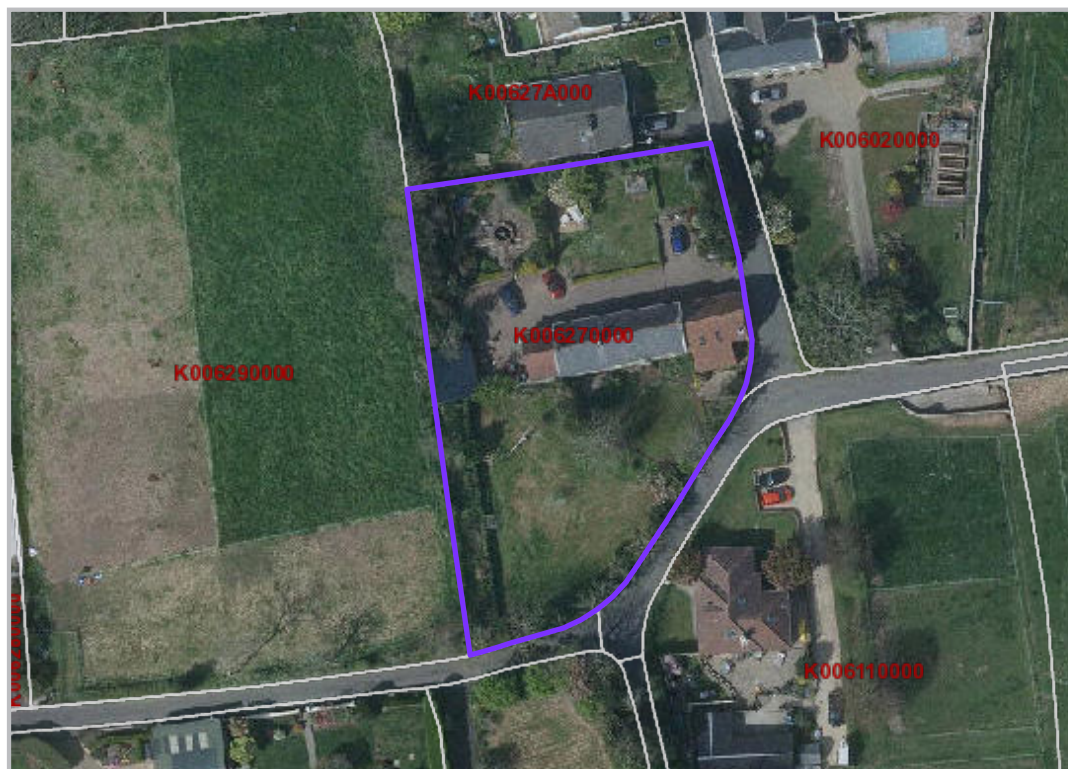
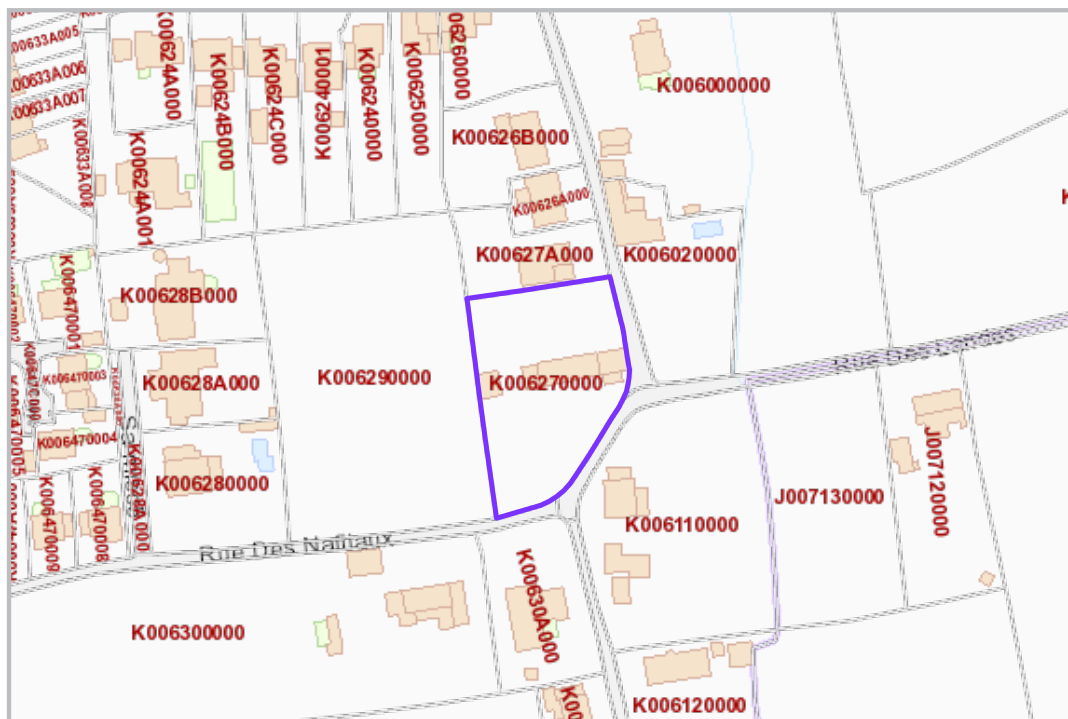
Floorplan

GROUND FLOOR



1ST FLOOR





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GROUND FLOOR

Entrance hall

15' x 5' (4.6m x 1.5m)

Snug

16' x 12'6" (4.9m x 3.8m)

Lounge

17'9" x 13'6" (5.4m x 4.1m)

Kitchen / diner

18' x 16' (5.5m x 4.9m)

APPLIANCES

- Bosch dishwasher
- Integrated fridge
- Oil fired AGA
- Whirlpool fridge freezer

Utility room

17'6" x 13'4" (5.3m x 4.1m)

APPLIANCES

- Miele washing machine

FIRST FLOOR

Bedroom 5

16'2" x 8'10" (4.9m x 2.7m)

Bedroom 4

12'9" x 11' (3.9m x 3.4m)

Bedroom 2

13'9" x 12'7" (4.2m x 3.9m)

Bedroom 1

14'9" x 11'9" (4.5m x 3.6m)

En-suite

6' x 5'11" (1.8m x 1.8m)

Family bathroom

6' x 5' (1.8m x 1.5m)

Bedroom 3

13' x 10' (4m x 3.1m)

En-suite

6' x 5' (1.8m x 1.5m)

Wing Ground Floor

Kitchen/diner

(formerly the buttery – ref. McCormack, The Guernsey House Book, p367)

21'6" x 15'6" (6.5m x 4.7m)

APPLIANCES

- Miele washing machine
- Miele tumble dryer
- Neff oven
- Neff fridge
- Neff freezer

Lounge

14'8" x 10'6" (4.5m x 3.2m)

WC

Wing First Floor

Bedroom

15'8" x 12'6" (4.8m x 3.8m)

Shower room

EXTERIOR

Idyllic mainly lawned front garden with mature trees, shrubs and borders frame the front of the house and wing, and lead to a larger lawned side garden. The wing has its own brick pave sitting area off its lounge area.

To the rear a brick paved driveway provides ample parking and access to the double garage 17'9" x 10'3" (5.4m x 3.1m) & 17'9" x 8'7" (5.4m x 2.7m). Further lawned gardens and an enclosed granite paved, walled in sitting area complete with well head provides a perfect al fresco dining area.

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

Services: Mains electricity and water, mains drainage, oil fired AGA in main house – The wing, electric under floor heating, timber framed double glazing.

Perry's ref: 23 H4

what3words: widgets.sashimi.skydiver

TRP: 380 - On the List of protected buildings

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