

The Rectory

£1,200,000

La Grande Rue, St Martin, GY4 6RR

LOCAL MARKET

A substantial detached listed family home dating back to the 1800's, offering superb space, character and plenty of potential all within the heart of St Martin's village.

'The Rectory' is a substantial six bedroom period home, with accommodation arranged over three floors and character throughout. The property offers ample reception and entertaining space, complemented by high ceilings and plenty of light.

Externally, the property enjoys a south-west facing garden, together with a useful storage barn, greenhouse and two garages.

The roof has recently been renewed and the property now presents an exciting opportunity for a new owner to modernise and renovate subject to necessary permissions.

School catchment: St Martin's Primary School / Les Beaucamps High School

Key facts

6 2 3

- 6 bedroom listed family home
- Dating back from the 1800's
- Well proportioned rooms throughout
- Two garages, south west facing garden
- Prominent home in heart of St Martin's village
- Opportunity to modernise to personal taste subject to permissions
- Roof recently replaced

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The Lord bless you and keep you,
cause His face to shine upon you,
and fill you with His peace.







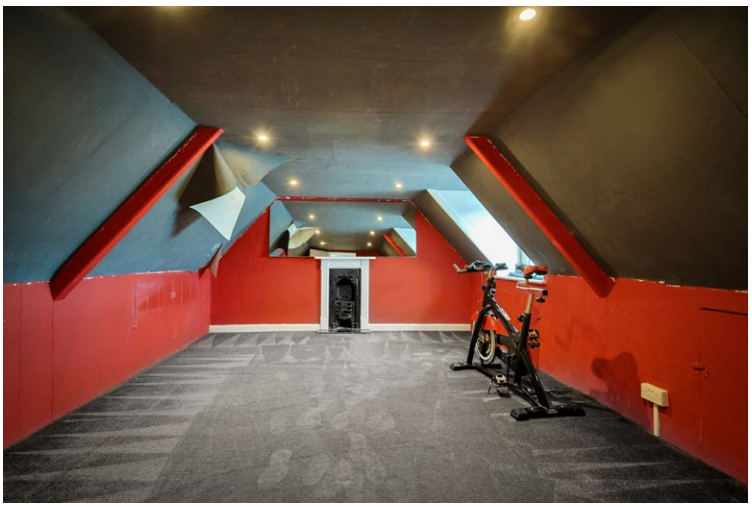
















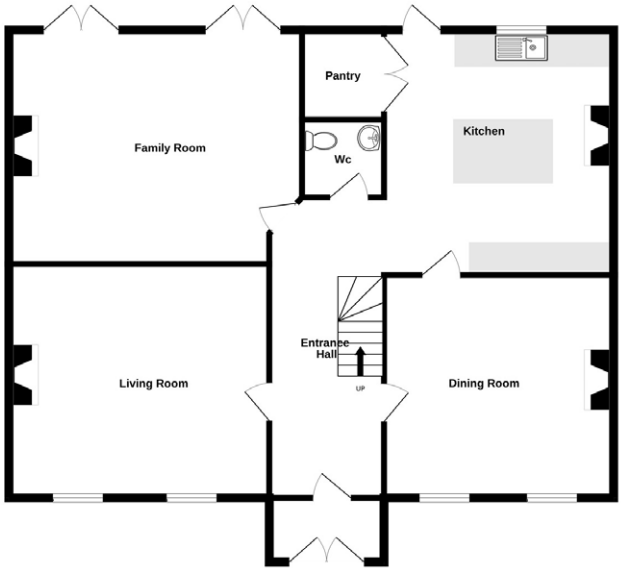



Elevations

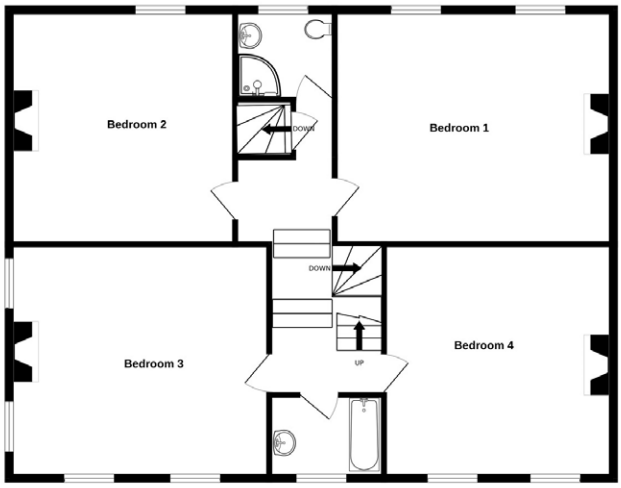


Floorplan

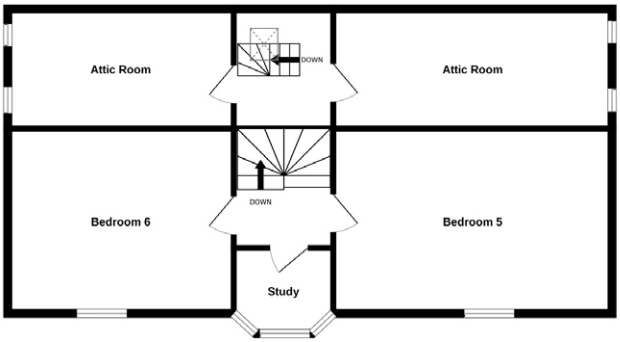
GROUND FLOOR



1ST FLOOR



2ND FLOOR





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GROUND FLOOR

Entrance lobby

Entrance hall
20'7 x 5'6 (6.3m x 1.7m)

Living room
17' x 15'6 (5.2m x 4.7m)

Family room
19'3 x 15' (5.9m x 4.6m)

WC
5'7 x 5'3 (1.7m x 1.6m)

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

APPLIANCES
- Neff dishwasher

Dining room
15'6 x 15'3 (4.7m x 4.6m)

FIRST FLOOR

Bedroom 1
21' x 15'3 (6.4m x 4.6m)

Inner hall
5'1 x 3'11 (1.6m x 1.2m)

Shower room
6'9 x 5'1 (2m x 1.6m)

Bedroom 2
15'3 x 14' (4.6m x 4.3m)

Bedroom 3
17' x 15'6 (5.2m x 4.7m)

Bathroom
7'7 x 5'6 (2.3m x 1.7m)

Bedroom 4
17' x 15'6 (5.2m x 4.7m)

SECOND FLOOR

Bedroom 5
16'9 x 12' (5.1m x 3.7m)

Study
7'9 x 5'10 (2.4m x 1.8m)

Bedroom 6
17' x 12' (5.2m x 3.7m)

Attic room
15'9 x 7'6 (4.8m x 2.3m)

Landing
8'10 x 7'4 (2.7m x 2.2m)

Attic room
18'9 x 7'4 (5.7m x 2.2m)

EXTERIOR

The front of the property is approached over the pavement. There is a side walk way which leads to the rear of the property and gives access to a granite barn measuring 13'6 x 10' (4.1m x 3.1m). The rear garden is laid to lawn and houses a greenhouse. There is a gravel path which leads to the rear of the property where there are two garages accessed from La Route des Coutures.

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

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

Perry's ref: 30 C1

what3words: impulse.emerald.meddled

TRP: 387 (house only) LISTED

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