



St Etienne La Rue D'Elysee, St Peter, Jersey, JE3 7DT
£5,000

La Rue D'Elysee, St Peter, JE3 7DT

EXCEPTIONAL RURAL PROPERTY - AVAILABLE NOW

A beautifully restored farmhouse situated in a fabulous rural setting in the heart of the St Peter countryside. This stunning five bedroom property briefly comprises: living room (with feature fireplace), kitchen/diner (with feature fireplace), fully applanced kitchen, cloakroom, five double bedrooms (three en-suite), one study, house bathroom and ironing room, ample parking and magnificent sunny garden. The property retains many period features and forms part of a quiet hamlet of other properties with mains drains, waterworks water & fibre optic. It is highly insulated with draft sealed single glazed windows which keeps heating costs very low. All walls have 80mm - 100mm of foam insulation as per eco-house standards. A-rated brand new condensing boiler with heating costs about 5-6 pence per kwh. Children welcome and pets by arrangement. No smokers. Registered.

ENTRANCE HALL

Newly decorated spacious entrance hall with stone tiles and under floor heating.

KITCHEN

Newly fitted kitchen with eye and base level cupboards with black granite surfaces and glass splash backs. Stainless steel sink, integrated Bosch dishwasher, integrated microwave, two freestanding Samsung fridge freezers, Gozto electric double oven, Elica fan over, 5 ring gas hob. Data, phone & satellite point. Storage cupboard containing Bosch washing machine and Bosch tumble dryer. Stone floor tiles with underfloor heating through to dining area with feature granite fireplace. Fitted blinds to dual aspect windows.

LIVING ROOM

Spacious and bright living room with pitch pine floor with underfloor heating and feature fireplace with wooden surround. Blinds fitted to all windows with beautiful garden views. Data/phone and satellite point.

OFFICE / PLAYROOM

Solid pitch pine wooden flooring with underfloor heating and neutrally decorated. Data, phone and satellite point.

CLOAKROOM

Downstairs cloakroom with white wc and whb. Wooden waterproof flooring.

STAIRS TO FIRST FLOOR

Newly carpeted with dark wood balustrade.

MASTER BEDROOM EN SUITE

A generous master bedroom or second living room with beautiful wooden flooring and underfloor heating and feature fireplace with wooden surround with two built in cupboards. Windows with garden views have fitted blinds. The en-suite comprises white wc, wash hand basin and bath with shower over with tiled flooring and under floor heating. High pressure shower. Glass shower screen. Data, phone & satellite points. Fitted blind to window.

BEDROOM TWO

Feature fireplace (non functional). Two sash windows overlooking the garden.

BEDROOM THREE

Small double room with solid wooden pitch pine flooring and underfloor heating. Data, phone & satellite points.

HOUSE BATHROOM

White three piece suite comprising pedestal wash hand basin with mirror over, wc and bath with shower attachment and glass shower screen and heated towel rail. High pressured shower. Tiled flooring with underfloor heating and part tiled walls.

STAIRS TO SECOND FLOOR

Newly carpeted.

BEDROOM FOUR

Newly carpeted. Dual aspect room with exposed beams. Data, phone & satellite points.

EN SUITE BATHROOM

Newly fitted bathroom comprising pedestal wash hand basin with mirror over, wc and bath with shower attachment and glass shower screen. Tiled floor with underfloor heating. High pressured shower.

BEDROOM FIVE

Dual aspect room with feature exposed beams. Data, phone & satellite points.

EN SUITE BATHROOM

Three piece suite comprising wash hand basin with mirror over, wc and walk in shower unit. Fully tiled walls and floor and exposed beams with underfloor heating. High pressured shower.

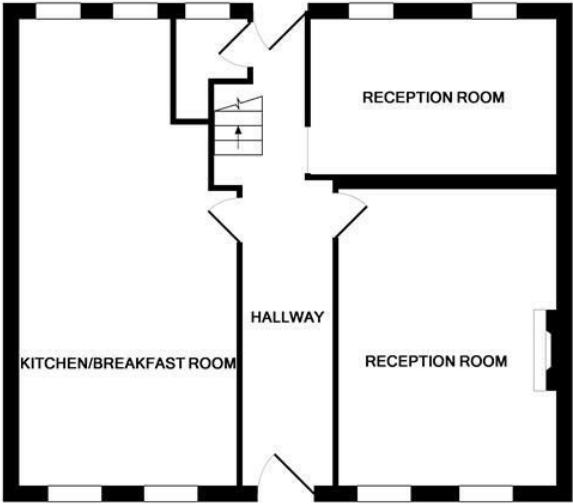
IRONING ROOM

A small room perfect for ironing with fitted cupboards.

GARDEN

Extensive gardens mainly laid to lawn with mature shrubs and trees. The garden will be maintained by Landlord using quiet robotic mower keeping the grass in a perfect condition.

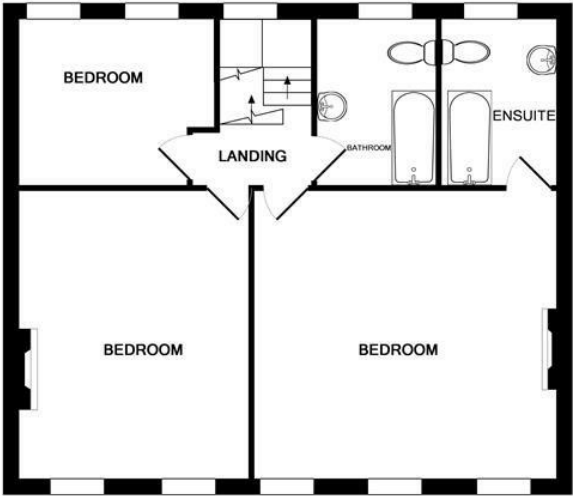




GROUND FLOOR
APPROX. FLOOR
AREA 75.3 SQ.M.
(811 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 67.2 SQ.M.
(724 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 75.0 SQ.M.
(807 SQ.FT.)



ST. ETIENNE FARM HOUSE RUE D'ELYSEE ST PETER JERSEY JE3 7DT
TOTAL APPROX. FLOOR AREA 217.6 SQ.M. (2342 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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