



## La Moye Farm

Rue De La Moye, Vale, GY3 5BP

 x3  x1 **PERRYS 7G3 TRP 405 Listed**

- A charming Listed farmhouse
- Three bedrooms
- Highly desirable location
- Separate two storey barn
- Extensive planning permission achieved for Farmhouse and Barn
- Viewings a must to appreciate all on offer

**£785,000**

**LOCAL MARKET**

**swoffers**



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**01481 711766**

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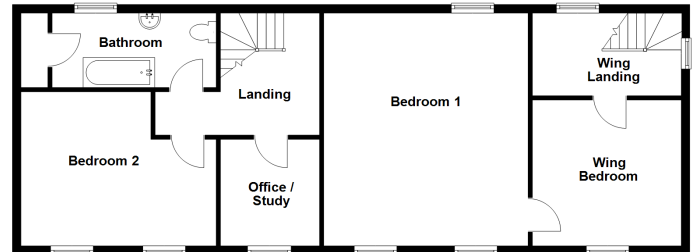




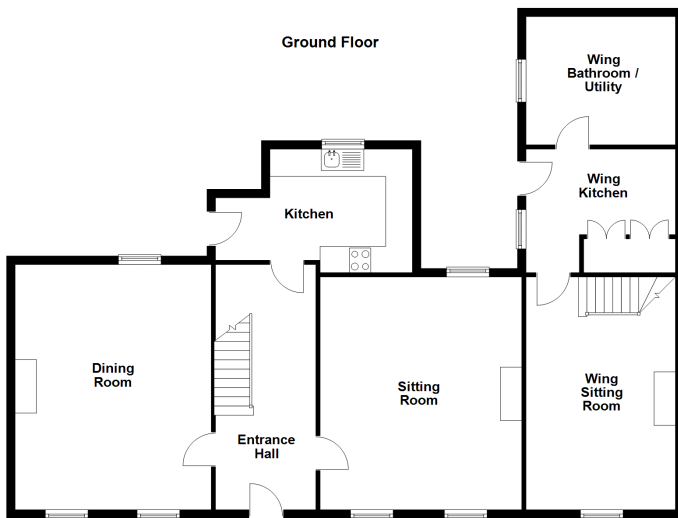




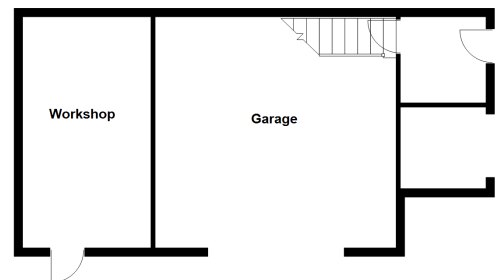
First Floor



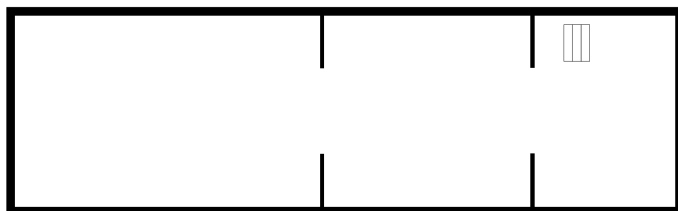
Ground Floor



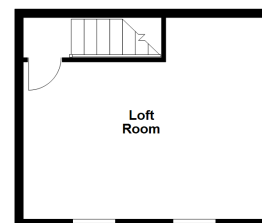
Barn - Ground Floor

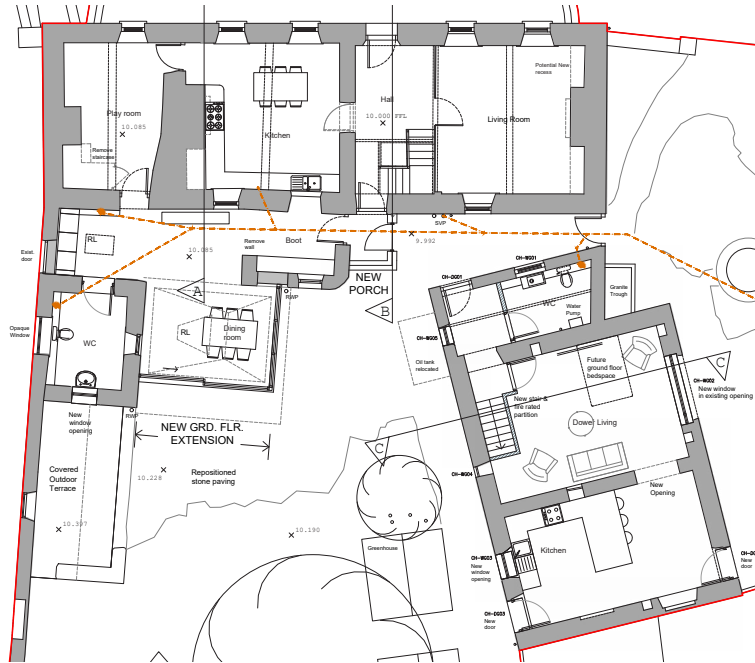


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Barn - First Floor

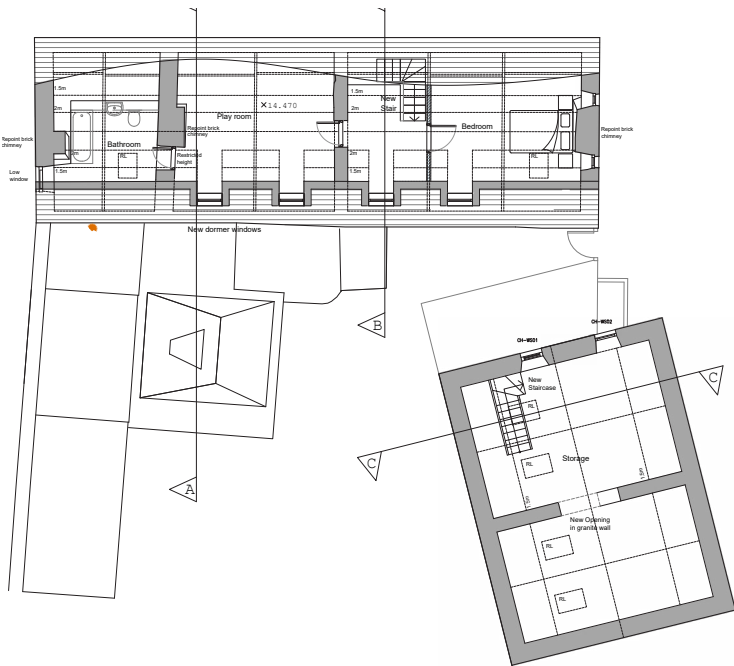




Ground Floor



First Floor



Roof Space

## About La Moye Farm

'La Moye Farm' is an impressive Listed Farmhouse, situated in the idyllic lanes by Bordeaux and Beaucette Marina. The property comprises a three bedroom farmhouse, incorporating a historical 'third' which could be utilised as a wing, along with a two storey barn, all oozing with charm and tells a story as to the property's history. The current owners have achieved planning permission to convert the barn into a two bedroom dwelling, along with permission to convert the extensive loft space of the farmhouse into further accommodation. Furthermore, there is a large cobbled parking area, as well as a delightful walled garden, making 'La Moye Farm' a very exciting prospect.

### ACCOMMODATION COMPRISING

#### Entrance Hall

17'4" x 8'2" (5.28m x 2.5m)

#### Dining Room

18'2" x 14'1" (5.54m x 4.3m)

#### Kitchen

14'1" x 8'1" (4.3m x 2.46m)

#### Sitting Room

17'4" x 14' (5.28m x 4.27m)

### FIRST FLOOR

#### Bedroom 1

16'9" x 14'6" (5.1m x 4.42m)

#### Bedroom 2

15'7" x 11'5" (4.75m x 3.48m)

#### Office / Study

8'3" x 8'3" (2.51m x 2.51m)

#### Bathroom

14'6" x 5'7" (4.42m x 1.7m)

### WING

#### Sitting Room

16'8" x 10'5" (5.08m x 3.18m)

#### Kitchen

10'5" x 8'6" (3.18m x 2.6m)

#### Bathroom / Utility

11'2" x 10'5" (3.4m x 3.18m)

#### Bedroom

11'1" x 11'1" (3.38m x 3.38m)

### BARN

#### Garage

20'1" x 14'2" (6.12m x 4.32m)

#### Workshop

20'1" x 15' (6.12m x 4.57m)

#### Loft

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

### OUTSIDE

#### Front

The property is approached over a paved walkway and gravelled fore garden. To the side there is a large cobbled driveway providing parking for numerous vehicles, there is a rockery. Access directly to the barn and there is a gate providing access to the rear garden.

#### Rear

The rear garden is laid to lawn, there is a cobbled patio area housing the oil tank with access to the barn, the whole garden is bounded by high wall and hedging. There are two greenhouses and a small pond. The garden has mature growing beds.

#### Appliances

Free standing oven, integrated fridge, integrated freezer.

**TRP:** 405 LISTED

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and cesspit drainage. Full oil fired central heating.

**Construction:** Granite. A mix of uPVC double glazed and single glazed wooden windows.

**Price includes:** Carpets and appliances as listed.

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