

# L'Etiennerie Farm

£3,495,000 | Local Market





# L'ETIENNERIE FARM

La Rue Du Grantez, Castel,  
GY5 7QD

£3,495,000 LOCAL MARKET

A stunning traditional Guernsey farmhouse dating back to the 17th century, beautifully maintained and sympathetically renovated over the years to combine period charm with modern comfort. The property offers an impressive range of spacious reception rooms, three of which feature working fireplaces, together with four generous double bedrooms. In addition, there is a detached barn providing excellent ancillary accommodation, ideal for dependent relatives or guest use, incorporating a double garage and workshop. Set within beautifully landscaped gardens, complete with a vine house and surrounding fields, the property enjoys exceptional privacy and tranquillity. Occupying a wonderful site of just under 4 acres, this is a rare opportunity to acquire a distinguished home in an idyllic setting.











Stunning traditional farm house

Four double bedrooms and extensive reception rooms

Wonderful location in St Saviours

Detached one bedroom barn, double garage and workshop

Beautifully renovated and extended

Beautiful gardens and fields





# DETACHED BARN





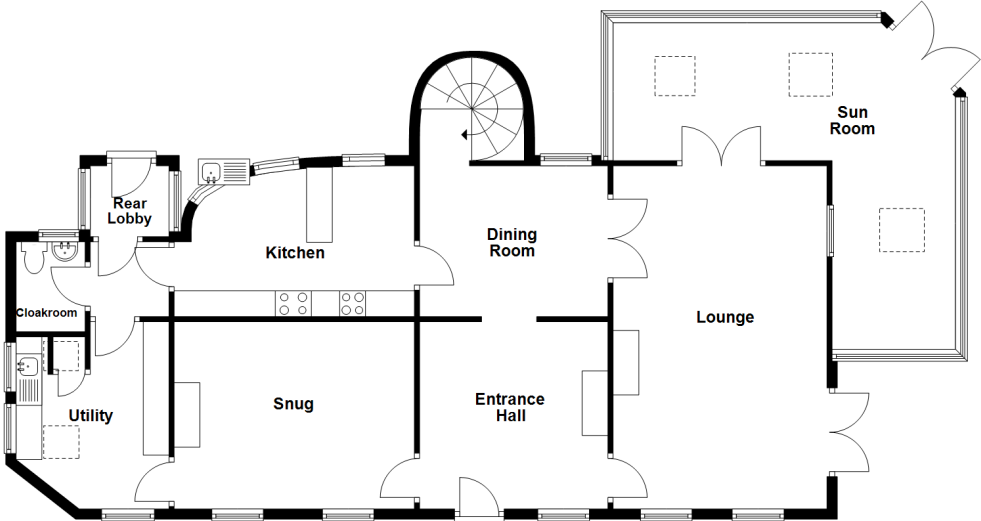






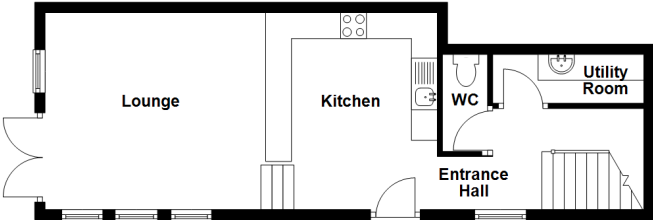
Boundaries shown are approximate

Ground Floor

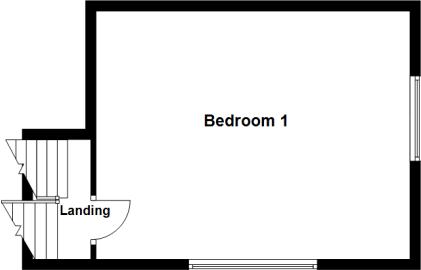


Detached Barn

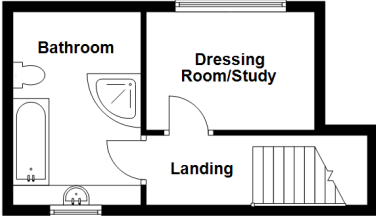
Ground Floor



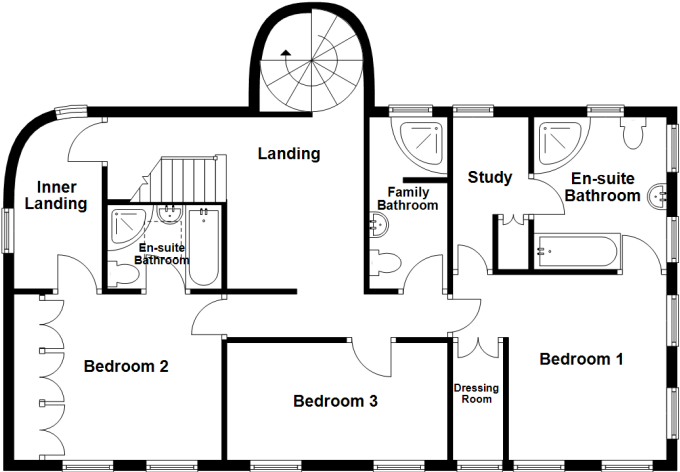
First Floor



Second Floor



First Floor



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## L'ETIENNERIE FARM MAIN HOUSE

### GROUND FLOOR

#### Entrance Hall

18'10" x 15'3" (5.74m x 4.65m)

#### Study

18'5" x 14'4" (5.61m x 4.37m)

#### Utility Room

17'2" x 12'4" (5.23m x 3.76m)

Fitted with a range of wall and base units with ceramic tiled work surfaces over incorporating a single bowl sink.

#### Rear Lobby

6'4" x 5'3" (1.93m x 1.6m)

#### Cloakroom

7'4" x 7' (2.24m x 2.13m)

#### Kitchen / Breakfast Room

21'6" x 13' (6.55m x 3.96m)

Fitted with a range of medium wood wall and base units with granite and laminate worksurfaces over incorporating 1 ½ bowl sink and drainer.

#### Dining Room

18'4" x 12'10" (5.6m x 3.9m)

#### Sitting Room

28'9" x 23'7" (8.76m x 7.2m)

#### Sun Room

34'10" (10.62) (max) x 10'4" (3.15) (min) x 23'7" (7.2) x 9'8" (2.934) L-shaped

### FIRST FLOOR

#### Landing

12'10" (max) x 18'1" (3.9m (max) x 5.5m)

#### Inner Landing

19'7" x 3'10" (5.97m x 1.17m)

#### Family Bathroom

12'7" x 8'4" (3.84m x 2.54m)

#### Bedroom 1

7'10" x 5'4" (2.4m x 1.63m)

#### Bedroom

16'11" x 16'2" (5.16m x 4.93m)

#### Study

12'5" (3.78) x 5'1" (1.55) x 11'10" (3.6) x 7'4" (2.24) L-shaped

#### Ensuite Bathroom

12'5" x 11'5" (3.78m x 3.48m)

#### Dressing Room

10'4" x 7'4" (3.15m x 2.24m)

#### Bedroom 3

19'5" (5.908) (max) x 10'11" (3.326)

#### Bedroom 2

16'6" x 14'5" (5.03m x 4.4m)

#### Ensuite Bathroom

6'11" x 8'2" (2.1m x 2.5m)

#### Bedroom 4

12'3" (3.727) x 12'11" (3.946) (max)

### DETACHED BARN

### GROUND FLOOR

#### Entrance Hall

15' x 3' (4.57m x 0.91m)

#### Utility Room

10' x 2' (3.05m x 0.6m)

Fitted with a range of base units with worksurfaces over incorporating a stainless sink and drainer.

#### Separate WC

6'5" x 5'8" (1.96m x 1.73m)

#### Kitchen

11'1" x 9'1" (3.38m x 2.77m)

Fitted with a range of cream wall and base units with laminate worksurfaces over Incorporating a Belfast sink.

#### Lounge

16'8" x 11'1" (5.08m x 3.38m)

### FIRST FLOOR

#### Landing

6'1" x 2'4" (1.85m x 0.7m)

#### Bedroom 1

19'5" x 16'1" (5.92m x 4.9m)

#### Dressing Room / Study

8' x 7'7" (2.44m x 2.3m)

#### Bathroom

10'4" x 8'3" (3.15m x 2.51m)

#### Attached workshop

16'6" x 9'3" (5.03m x 2.82m)

Hotpoint freezer, Lec fridge/freezer,

#### Double Garage

20'2" x 16'7" (6.15m x 5.05m)

#### Detached Vine House

24'5" x 13'9" (7.44m x 4.2m)

### OUTSIDE

#### Front

The property is approached via electric gates on to a gravelled driveway providing parking for several cars.

#### Side

Where there is a large terrace leading onto the beautiful lawned gardens at the rear.

#### Rear

Lawned gardens extending around the property leading to an additional parking area.

#### Appliances

Hotpoint dishwasher, Hotpoint tumble dryer, oil-fired Aga, NEFF electric oven, Four ring hob, Bosch dishwasher, American style fridge/freezer, Hotpoint electric double oven and grill, Hotpoint four ring hob, extractor fan, Hotpoint fridge/freezer, dishwasher, Hotpoint Aquarius tumble dryer and Hotpoint washing machine.

TRP: 866

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and cesspit drainage. Oil-fired central heating and electric heating in the detached barn.

**Construction:** Granite construction. Single glazed wooden window.

**Price includes:** Carpets, curtains, light fittings and appliances as listed.