

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

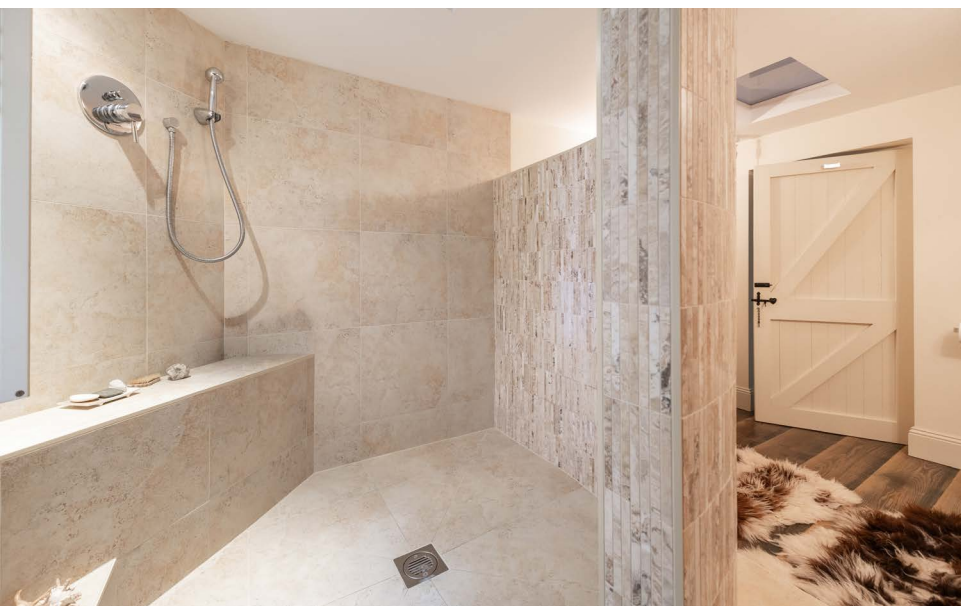
Four double bedrooms and extensive reception rooms

Wonderful location on Castel / St Saviour's border

Detached one bedroom barn, double garage and workshop

Beautifully renovated and extended

Beautiful gardens and fields



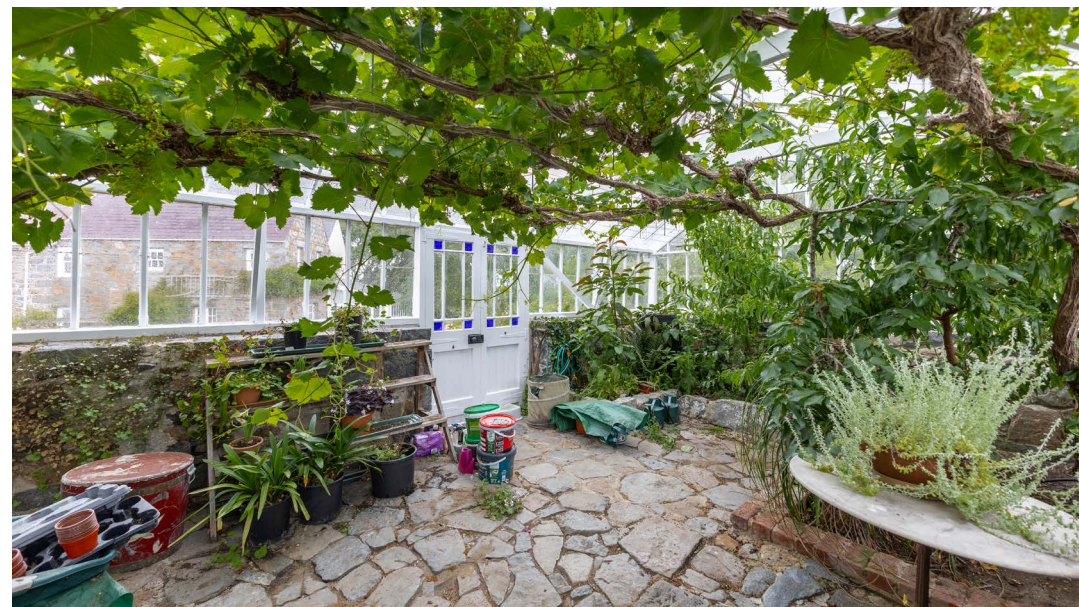


DETACHED BARN





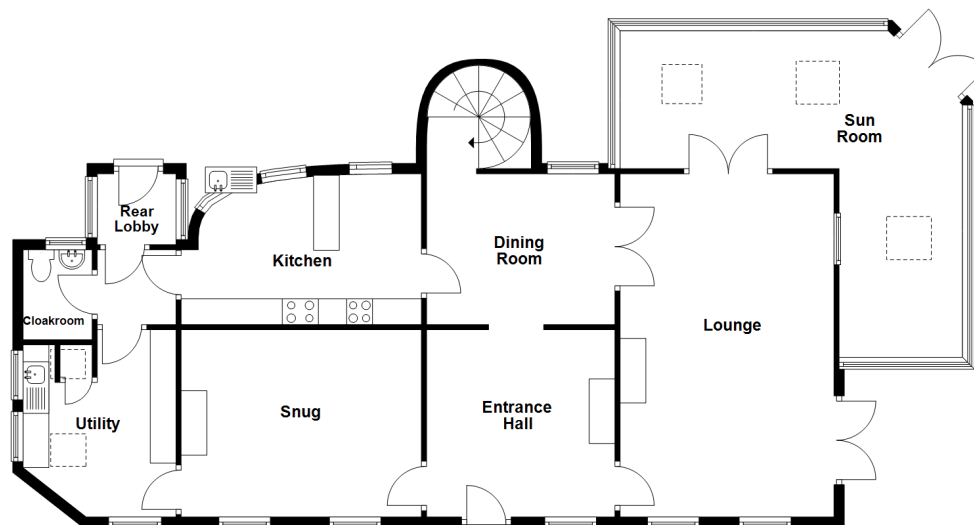




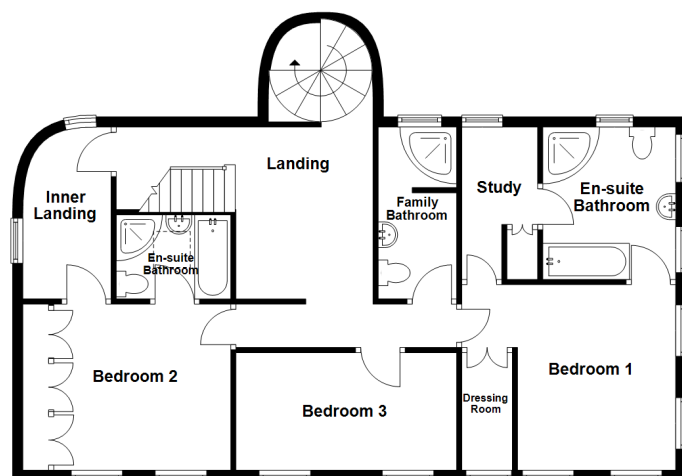


Boundaries shown are approximate

Ground Floor

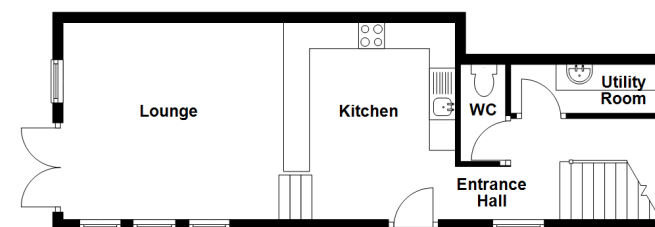


First Floor

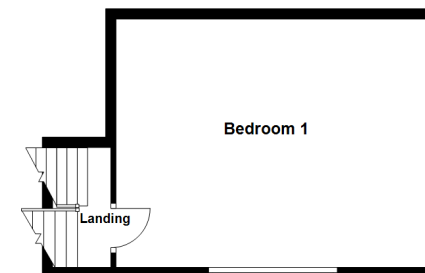


Detached Barn

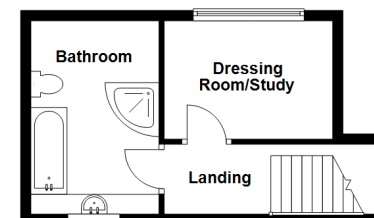
Ground Floor



First Floor



Second Floor



swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 worksurfaces 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.