

**SOLE  
AGENT**



## La Jaoniere

Les Rues, St. Saviour's, Guernsey, GY7 9FN

 x4  x3 **PERRYS 22A4 TRP 317**

- Characterful detached house
- Originally an old school house, built in 1904
- Offers up to 4 bedrooms and 3 bathrooms
- Two large reception rooms and two conservatories
- Detached dower unit, in need of renovation
- Substantial parking and wrap around gardens
- Good degree of privacy
- Lovely rural location in heart of St Saviours

**£1,050,000**

**LOCAL MARKET**

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





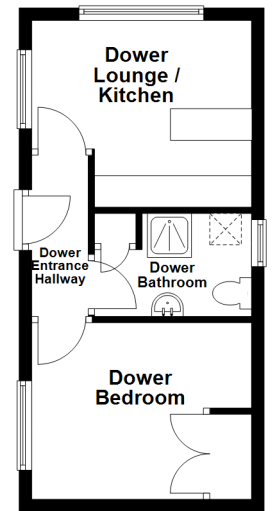
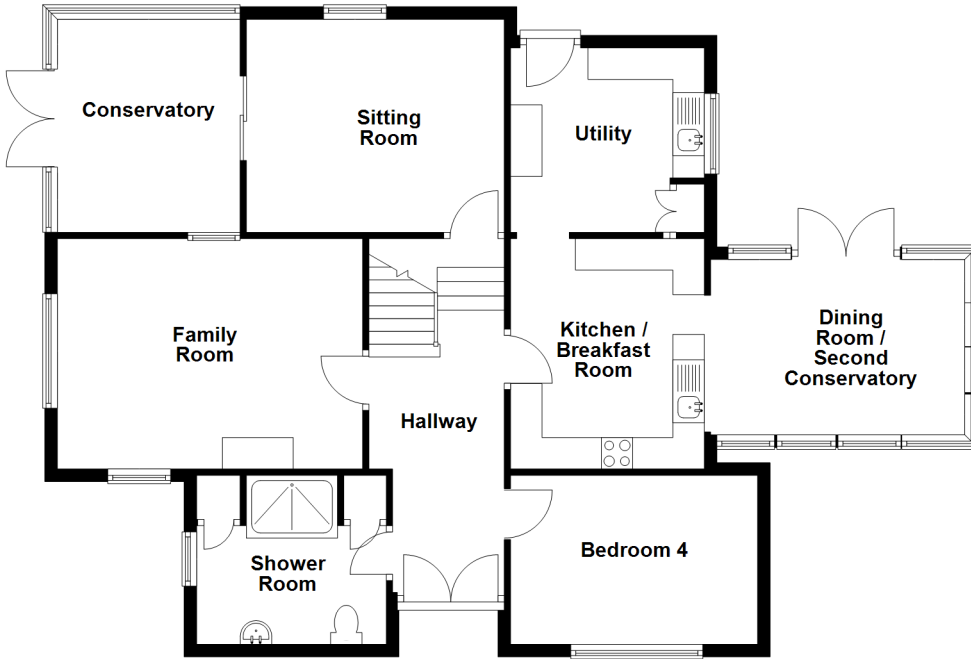




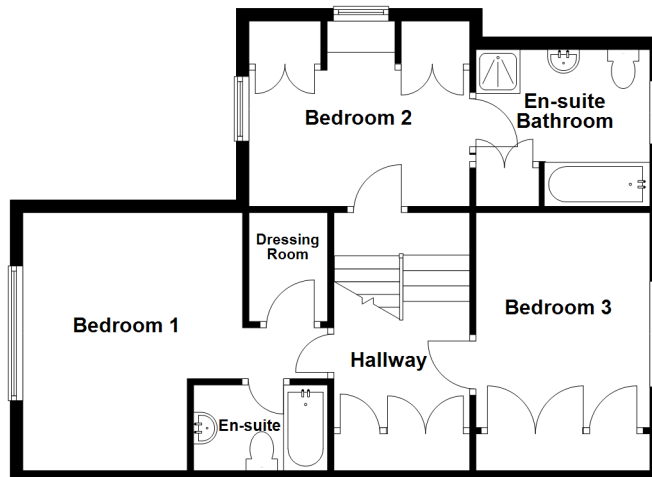
## Detached Dower Unit



Ground Floor



First Floor



## About La Jaoniere

This characterful detached house was originally built as an old school house in 1904 before being modernised and extended around the turn of the Millenium. Providing an excellent balance of family accommodation, the property provides up to four bedrooms served by three bath or shower rooms, whilst two large ground floor reception rooms are complemented by two further conservatories. Externally, there is plenty of parking to the front and good size, private wrap around gardens on three sides. Completing the picture is a detached one bedroom dower unit which, although in need of repairs and renovation, could provide separate multi - generational accommodation if required. A lovely, charming property in a very rural and quiet location.

### ACCOMMODATION COMPRISING

#### Entrance Hall

25'10" x 23'7" (7.87m x 7.2m)  
uPVC double glazed French doors to front. Wood flooring. Staircase to First Floor with an open understairs storage area below.

#### Shower Room

10'5" x 7'6" (3.18m x 2.29m)  
Fitted with a three piece of white suite of large shower/ steam cubicle incorporating seat and massage side jets, wash hand basin set in vanity unit with comprehensive run of storage below, and concealed low flush wc.  
Airing cupboard and further storage cupboard. Tiled floor and walls.  
Window to side.

#### Bedroom 4

12'8" x 9'5" (3.86m x 2.87m)  
Window to front.

#### Family Room

18'5" x 17'9" (5.61m x 5.4m)  
A lovely large room boasting windows on three sides and the focal point of which is a working Jetmaster fireplace set on raised tiled hearth and with a ornate wooden surround. Wood flooring.

#### Sitting Room

14'10" x 12'11" (4.52m x 3.94m)  
Wood effect flooring. Window to rear.

#### Conservatory

13'9" x 9'9" (4.2m x 2.97m)  
Of uPVC double glazed construction built on low height walls with double glazed roof over. The whole room enjoys a highly attractive outlook over, and a pair of upvc glazed double doors give access onto, the gardens.

#### Kitchen / Breakfast Room

17'4" x 9'4" (5.28m x 2.84m)  
Fitted with a comprehensive run of oak base and wall units with solid black granite work surfaces over incorporating 1 ½ bowl stainless steel sink.

#### Dining Room / Second Conservatory

12'10" x 12'7" (3.9m x 3.84m)  
Of uPVC double glazed construction with double glazed roof over, the whole providing a highly attractive outlook over, and pair of uPVC double glazed doors giving access onto, the gardens. Tiled floor.

#### Utility Room

12'4" x 9'2" (3.76m x 2.8m)  
Incorporating a run of units to match those of the Kitchen with black granite work surfaces over incorporating Belfast sink. Tiled floor. uPVC half glazed door to rear and window to side.

### FIRST FLOOR

#### Half Landing

5'7" x 3'2" (1.7m x 0.97m)  
Stairs to Main Landing.

#### Bedroom 2

14'10" x 13' (4.52m x 3.96m)  
Incorporating a run of wardrobes together with matching dressing table, chest of drawers and bedside cabinets. Windows to side and rear.

#### Ensuite Bathroom

10'9" x 9'3" (3.28m x 2.82m)  
Four piece white suite of shower cubicle, bath, pedestal wash hand basin and low flush wc. Window to side.

#### Main Landing

8'9" x 5'7" (2.67m x 1.7m)  
Three door run of shelved cupboards.

#### Bedroom 1

18'3" (5.55) (max) & 2.77(min) x 17'9" (5.41)  
Incorporating a run of low height chest of drawers, storage cupboards and dressing table. Window to side.  
Wood effect flooring.

#### Walk In Dressing Room

8'4" x 7'1" (2.54m x 2.16m)  
Run of open hanging rails and shelving.

#### Ensuite Bathroom

8'10" x 5'7" (2.7m x 1.7m)  
Three piece white suite of bath with shower over, wash hand basin set in vanity unit with storage cupboard below and low flush wc. Tiled walls and floor.

#### Bedroom 3

15'3" x 9'2" (4.65m x 2.8m)  
Three door run of wardrobes. Window to side. Wood effect flooring.

### OUTSIDE

#### Front

The property is approached over a large brick paved driveway which provides parking for a substantial number of cars in front of and one side of the property.

#### Gardens

To the immediate in front of the property, alongside of the parking area, is a paved patio area. From here, lawned gardens wrap around the property on three sides, the whole of which enjoys a highly private aspect whilst being bounded by a combination of six foot high wooden fence panels, mature hedging and a number of trees. Within the gardens are raised planted flower beds, with a paved path leading around the property and culminating in a second part paved, part decked area to the rear of the property alongside of the Conservatory, which also incorporates a sunken jacuzzi. The gardens are well placed to enjoy sun for a large proportion of the day and also include a timber built garden shed together with a further block built out building providing...

#### Store Room

7' x 5'10" (2.13m x 1.78m)

#### Workshop

23' x 6'9" (7m x 2.06m)  
Note, this workshop will require re-roofing.

#### German Underground Bunker

10' x 6'8" (3.05m x 2.03m)

### DETACHED DOWER UNIT

#### Entrance Hall

9'5" x 3'5" (2.87m x 1.04m)  
uPVC half glazed door to front. Wood effect flooring.

#### Bedroom

11'9" x 10'10" (3.58m x 3.3m)  
Window to front. Wood effect flooring.

#### Shower Room / Utility Room

8' x 7' (2.44m x 2.13m)  
Three piece white suite of shower cubicle, pedestal wash hand basin and low flush wc. Window to rear. Airing cupboard incorporating Immersion heater.

#### Lounge / Kitchen

13'8" x 11'10" (4.17m x 3.6m)  
The living area enjoys windows to front and side whilst the kitchen area is fitted with a run of white base and wall units with marble effect work surfaces over incorporating single bowl, single drainer stainless steel sink.

#### Note

The dower unit is in need of full modernisation and upgrading. There are signs of some structural movement, however this is not linked to the main house.

#### Appliances

Hotpoint stainless steel electric oven, AEG hob, Hotpoint stainless steel extractor fan, integral fridge/freezer, Hotpoint dishwasher, Siemens washing machine and Beko tumble dryer.

#### Detached Dower Unit: Candy

electric oven, stainless steel hob, stainless steel extractor fan, LEC low height fridge, Russel Hobbs low height freezer and Celcus washing machine.

#### TPR: 317

#### Viewing: BY APPOINTMENT

#### Possession: BY ARRANGEMENT

**Services:** Mains water and electricity. Cesspit drainage. Full oil fired central heating. The dower unit has separate services and electric heating.

**Construction:** Mostly stone construction, built in 1904, with cavity extensions. uPVC double glazed windows. Wooden fascias and soffits.

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

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