



La Frette Farm

Alderney | Open Market



La Frette Farm

The Blaye, Chemin du Meunier, Alderney GY9 3TH

£2,000,000

Open Market

Nestled within 3 acres of beautifully landscaped gardens, this spectacular detached residence offers an unparalleled living experience, surrounded by the serene expanse of open fields. The property exudes both elegance and tranquillity, providing a perfect retreat from the hustle and bustle of everyday life. Step inside to discover an immaculately presented interior, where modern living meets timeless sophistication. Every detail has been meticulously crafted, featuring spacious, light-filled rooms that flow effortlessly from one to the next. The contemporary design is complemented by high-end finishes and state-of-the-art amenities, creating a warm and inviting atmosphere throughout the home. The expansive grounds offer a seamless blend of manicured lawns, vibrant flower beds, and mature trees, providing an idyllic setting for outdoor entertaining or simply enjoying the peace and quiet of your private oasis. Whether you're relaxing on the patio, hosting a garden party, or exploring the surrounding countryside, this home offers a lifestyle of luxury and serenity. The barn, once a traditional agricultural building, has been transformed into an extraordinary entertainment space that blends rustic charm with contemporary comforts. Perfect for families or those seeking a country escape, this stunning property is a rare find, combining the best of modern living with the charm















Set within 3 acres of beautifully landscaped gardens

Property offering a serene and private living experience

Spacious, light-filled rooms with high-end finishes and state-of-the-art amenities

Immaculately presented interior, blending modern living with timeless sophistication

Surrounded by open fields, providing a tranquil retreat from everyday life

Ideal for families or those seeking a luxurious countryside escape

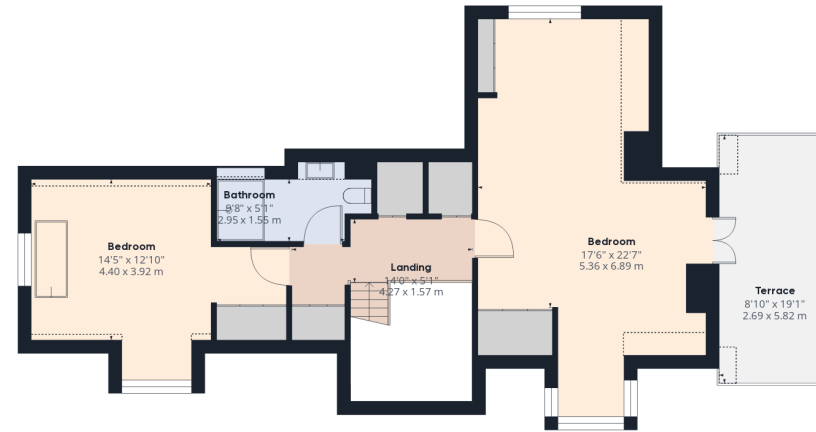
Transformed detached barn, offering multiple uses

Viewings recommended to appreciate all on offer

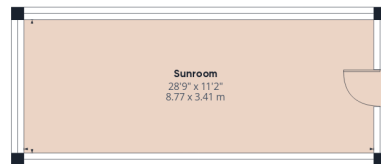




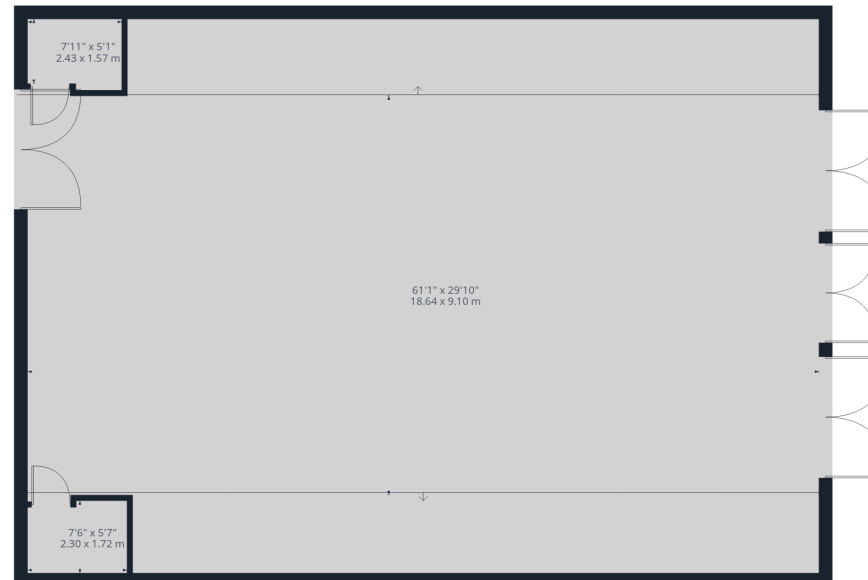
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

5173.57 ft²
480.64 m²

Balconies and terraces

168.56 ft²
15.66 m²

Reduced headroom

60.49 ft²
5.62 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

9'6" x 12'9" (2.9m x 3.89m)

Living Room

17'7" x 33'10" (5.36m x 10.3m)

The living room is an inviting and open space that seamlessly blends with the adjacent dining area. The room is anchored by a charming wood burner set on Portland stone, while the engineered oak flooring adds a touch of elegance and warmth throughout. Doors open directly onto the spacious deck, extending the living area outdoors and offering easy access to the lawned gardens beyond. From every angle, the room is bathed in natural light and provides tranquil views of the lush garden making it a serene retreat for relaxation and entertaining alike.

Kitchen

15'6" x 10'4" (4.72m x 3.15m)

The kitchen is a blend of style and functionality, featuring sleek granite worktops, integrated appliances featuring a Smeg American style fridge freezer, Smeg steamer, Smeg Range cooker, Shaws bow fronted sink unit, wine fridge, Smeg dishwasher.

Utility Room

6'10" x 6'2" (2.08m x 1.88m)

A utility room is conveniently located just off the kitchen, providing additional storage and space for laundry tasks. Samsung washing machine, Hotpoint dryer, Grant boiler, Belfast sink.

Hallway

14'9" x 3'10" (4.5m x 1.17m)

This spacious ground floor bedroom offers a tranquil retreat, beautifully appointed overlooking the rear garden.

Bedroom 3

8'8" x 9'7" (2.64m x 2.92m)

Adjoining the bedroom is a well-organised dressing room, providing ample storage.

Ensuite Shower Room

5'4" x 9'2" (1.63m x 2.8m)

The ensuite shower room is a refined space featuring a walk in shower unit.

WC

7'1" x 2'8" (2.16m x 0.81m)

Bedroom 4

10'9" x 13'11" (3.28m x 4.24m)

Dressing Room

5'6" x 10'2" (1.68m x 3.1m)

Ensuite Bathroom

6'9" x 7'5" (2.06m x 2.26m)

FIRST FLOOR

Landing

14' x 5'2" (4.27m x 1.57m)

Bathroom

9'8" x 5'1" (2.95m x 1.55m)

Bedroom 2

14'5" x 12'10" (4.4m x 3.9m)

The second bedroom is generously sized, offering ample space for relaxation and comfort. Featuring fitted wardrobes that create a dedicated dressing area. The room extends outdoors with a decked balcony providing a private spot to enjoy panoramic views over the open fields. This connection to the outdoors enhances the serene atmosphere, making the bedroom a peaceful haven.

Bedroom 1

17'7" x 22'7" (5.36m x 6.88m)

The first-floor principal bedroom is a stunning blend of luxury and comfort offering a serene escape with views over the garden and the fields beyond. This expansive room includes a dressing area and striking bath artfully positioned with the bedroom with a wet room style ensuite shower room off.

Balcony

8'10" x 19'1" (2.7m x 5.82m)

OUTSIDE

The gardens are a serene 3-acre expanse bordering unspoiled countryside, offering a seamless blend of cultivated elegance and natural beauty. Within the grounds lies a large greenhouse with vegetable garden beside.

Adjacent to the greenhouse, the workshop presents a world of potential for further development whether as a studio or guest accommodation.

The expansive lawns serves as a perfect canvas for outdoor activities or quiet relaxation, bordered by well-planted beds. Mature trees dot the landscape while flowering shrubs add splashes of colour.

Decked areas are thoughtfully positioned offering ideal spots for alfresco dining morning coffee, or simply soaking in the peaceful surroundings.

Renovated Barn

61'2" x 29'10" (18.64m x 9.1m)

This expansive barn has been thoughtfully converted into a stunning entertainment room, adding a versatile space to the property that is perfect for gatherings and family fun. The barn's rustic charm has been persevered, with its generous size (62' x 43'), the open layout offers flexibility ensuring it can be enjoyed by all. This unique space enhances the property providing a distinctive venue beyond the main house. With an additional outdoor seating area perfect for al fresco dining with a build in BBQ.

Greenhouse

28'9" x 11'2" (8.76m x 3.4m)

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.



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