Immaculate family home with south facing garden, within walking distance to the beach.

La Petite Sente, St. Clement, JE2 6SN

Guide Price: £1,595,000

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Traditional granite farmhouse • Open plan kitchen and family room • South-facing garden • Alfresco seating area • Private gated entrance • Walking distance to the beach • Approx 3,033 sq ft

• 6 bedrooms • 4 bathrooms • 3 reception rooms

Local Information
Located at the end of a private gravel driveway opposite Le Bourg slipway, Le Bourg Farm is in an extremely convenient location. St Helier and Gorey are easily accessible, with the beach on your doorstep and an array of supermarkets and local schools within a short drive.

About this property
Traditional granite farmhouse, situated opposite Le Bourg slipway and accessed via a private gravel driveway.

This Grade Four listed property has undergone extensive renovation and redesign, by local brother Julian and Matt Smith, to provide an immaculately presented family home, in walk-in condition. As a result, there is a synergy of traditional and modern style in this unique property.

The decoration has been thoughtfully considered, to maintain an authentic appearance, with heritage colours and original features throughout.

The property comprises a light-filled 39ft open plan kitchen and dining room, with bi-folding doors to the South facing garden. This creates a natural flow between the indoor and outdoor space, allowing substantial living space for family time and entertaining.

Further reception rooms contain exposed wooden beams and granite fireplaces with wood burners, enhancing the comfortable family space available in this property, particularly desirable for the winter months. The six bedrooms are set across the first and second floors, all of which have fitted wardrobes.

Le Bourg Farm would also meet the requirements of a two generation family, with the benefit of a self-contained unit with an integral staircase as well as separate access to the main house.

Externally, is a South facing lawned garden, with a separate decked area, as well as a double garage and additional driveway parking.

Services
All mains except gas.
Oil fired central heating
Under floor heating in bathrooms.

Tenure
Freehold

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.
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La Petite Sente, St. Clement, JE2 6SN
Gross Internal Area 3,033 sq ft

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TOTAL APPROX. FLOOR AREA 3033 SQ.FT. (281.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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