

Hunt | Estates



Grouville

£785,000

Delightful 4 bedroom cottage in countryside location



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4 bedroom granite cottage

Bright and spacious accommodation

Situated in a countryside location

Close to local schools

Cottage style garden

Small single garage & parking for 2 cars





This bright and spacious 4 bedroom granite cottage is situated in a peaceful countryside location in Grouville.

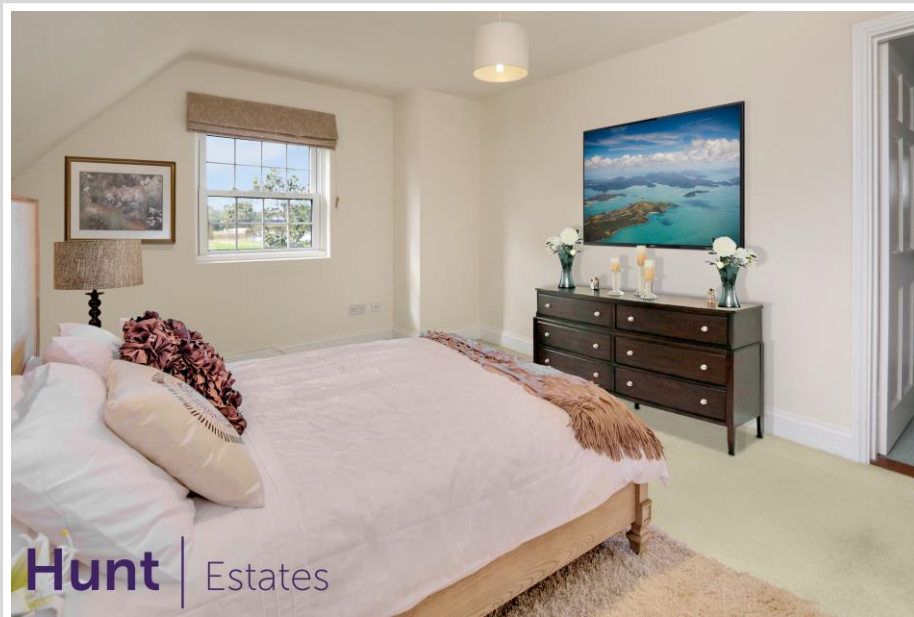
Tucked away in a courtyard, the cottage oozes charm and character. Close to local schools and within a short drive to Five Oaks and Gorey.



The property briefly comprises: Entrance hall, large sitting room with working fireplace, conservatory, spacious kitchen/dining room, utility room and cloakroom.

Upstairs you will find the main bedroom with en suite dressing room and shower room, guest bedroom with en suite, 2 further double bedrooms, a house bathroom and attic (with pull down ladder).

Externally there is a delightful enclosed cottage garden, single garage and parking for 2 cars.







SERVICES

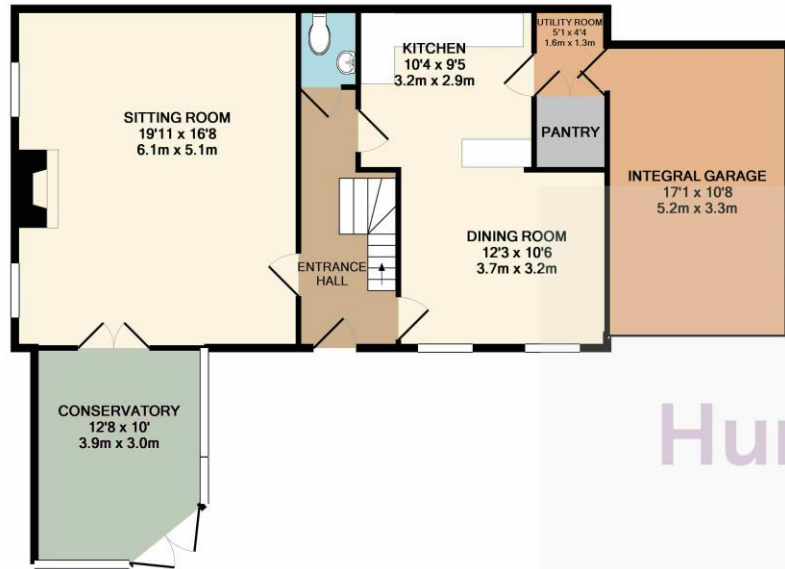
Mains water, mains drains via a pumping station – annual contribution is £100.
Oil fired central heating. Fully double glazed.

Parking: Small single garage plus additional parking for 2 cars. No commercial vehicles allowed.

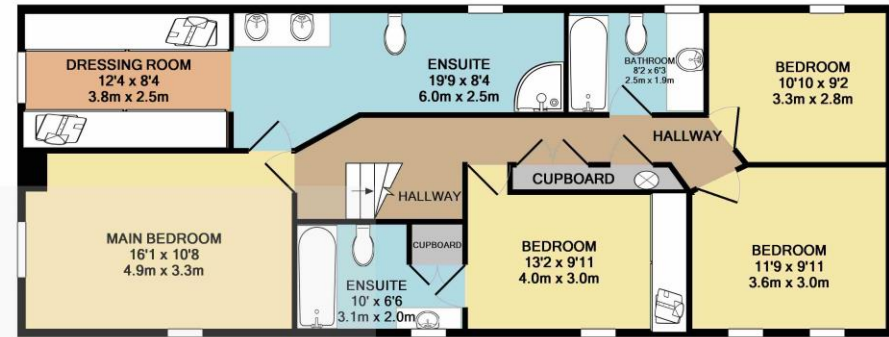
Category & Tenure: Entitled and Freehold.

Restrictions: no commercial vehicles are permitted to be parked on this property.

Please note: Some images have been enhanced with computer generated staging to demonstrate their intended purpose.



GROUND FLOOR
APPROX. FLOOR
AREA 994 SQ.FT.
(92.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 967 SQ.FT.
(89.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1962 SQ.FT. (182.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any errors. You may not make a permanent copy of or reproduce this floor plan in any form as the intellectual rights belong to Hunt Estates Limited.
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Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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