



## Granite Cottage In Sought After Location

Dating back to approximately 1660, this granite cottage is located on a charming cobbled high street in St. Aubin with charm and character.

St. Aubin is a highly desirable place to live being close to the many harbour side restaurants, shops, cafés, and grocery store. The pretty harbour is referred to as a 'Jewel in Jersey's Crown'.

Spread across three floors, the property comprises two reception rooms, a house bathroom, and a cloakroom, two double bedrooms, and two further rooms.

The ground floor encompasses two reception rooms and a separate kitchen which features stylish slated flooring, with approved plans pending for an extension. The sitting room is enhanced by a log burner.

Additionally, two extra rooms on the second floor provide versatility for use as an office or playroom. The cottage also benefits from plenty of storage.

Externally there is a tiered South facing decked garden with access from the kitchen and from one of the bedrooms. Great for entertaining in the summer months.

Conveniently, rented parking is available nearby and the property is in a good catchment area for schools out West.













































## FEATURES

- Granite cottage full of character
- Two bedrooms
- One bathroom plus cloakroom
- Separate Kitchen and dining room
- South facing decked garden
- Close to beach, bars, and restaurants

## INFORMATION

- Mains drains and water
- Electric Heating
- Part double glazed
- Listed Building
- Rented parking available
- Parish rates for 2023 were £459.36
- Freehold and Entitled/Licensed



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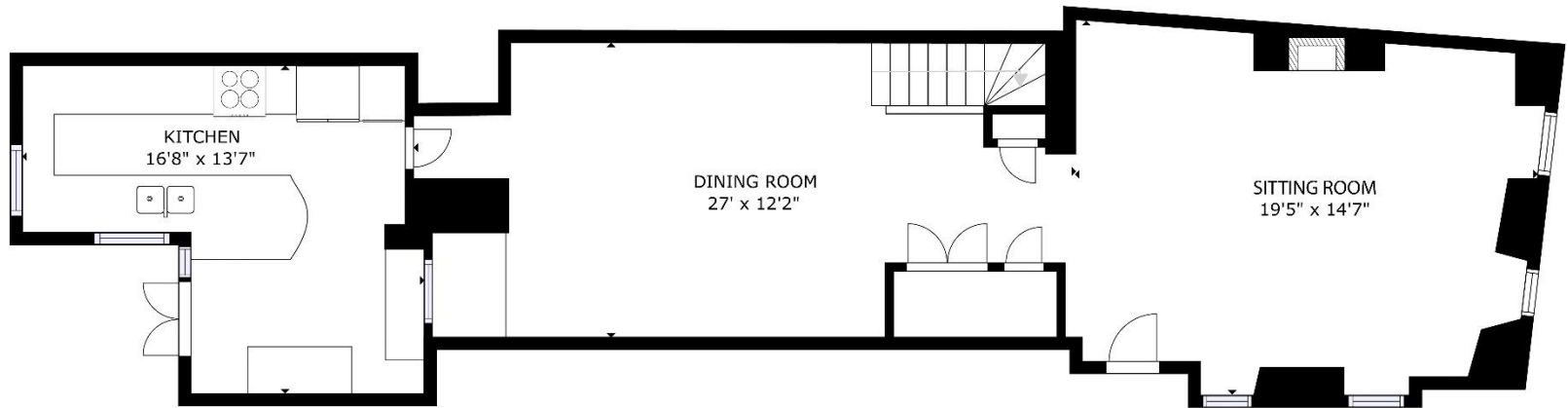
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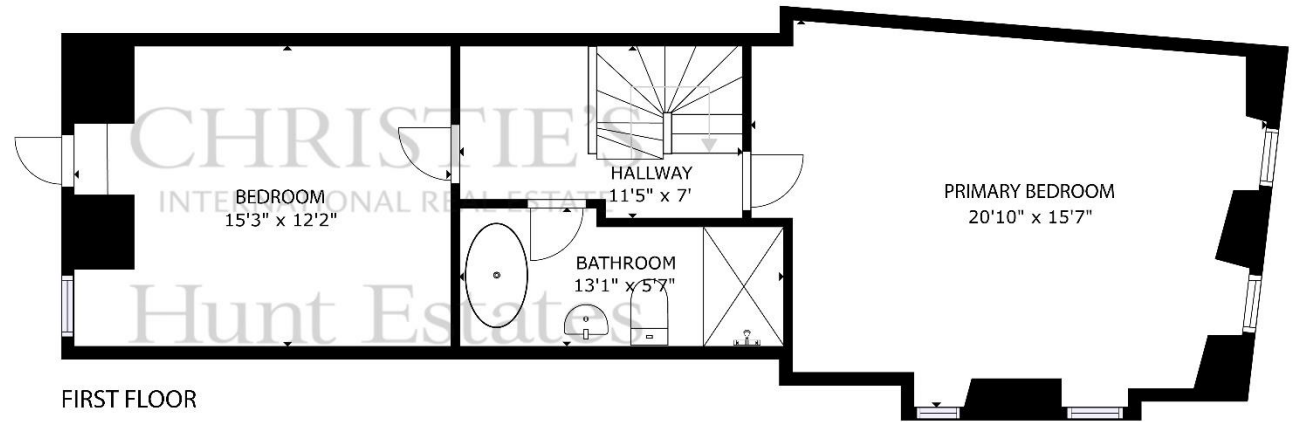
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GROUND FLOOR

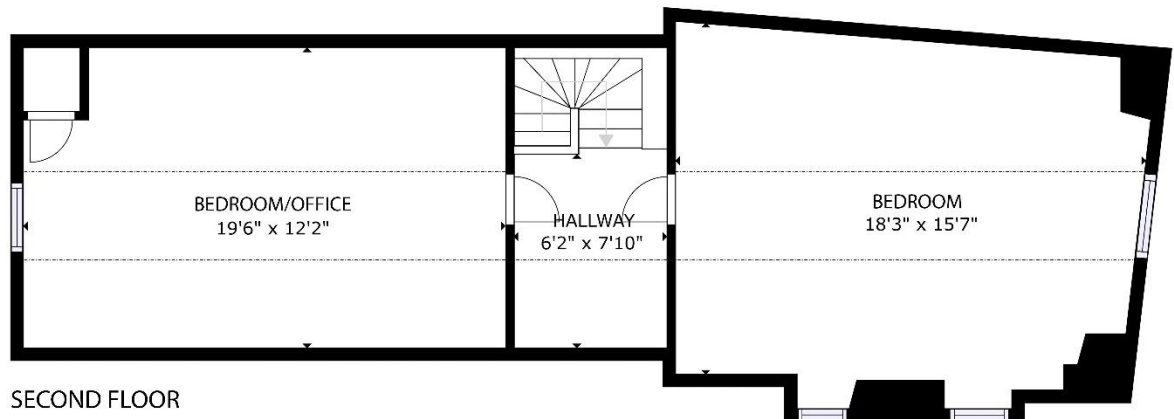


FIRST FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 766 sq. ft, FIRST FLOOR: 618 sq. ft  
 SECOND FLOOR: 201 sq. ft  
 TOTAL: 1585 sq. ft

EXCLUDED AREAS  
 REDUCED HEADROOM BELOW 1.5M: 381 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SECOND FLOOR

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

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