

## Bon Secours

St. Martin's

£1,495,000



LISTING

**For Sale**

TYPE

**House**

MARKET

**Local Market**

PARISH

**St. Martin's**

BEDROOMS

**5**

BATHROOMS

**2**

**Interested? Contact Andy Biggins**

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## DESCRIPTION

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This beautiful, traditional, listed farmhouse is a real gem in one of the most sought after locations in Guernsey, close to south coast cliff walks, local restaurants and bars as well as in easy reach of the parish school and amenities.

Set in an idyllic lane, this property is currently set up as a four bedroom house with a sizeable one bedroom dower unit but the house could easily revert to a property of circa 3,000 sq ft.

The garden is simply stunning and planted with a wondrous selection of mature shrubs, trees, plants and flowers and, extending to about half an acre, it is interspersed with various garden buildings which make for the most ideal sanctuary, perfect for family life.

There are just too many delightful sections of this garden to go into any great detail here so viewing is essential to appreciate the extent of this lovely oasis, but the gravelled front garden must be mentioned – it is quite simply the perfect spot for a family summer meal!

The property itself dates back to the 17th century with the first floor of the main farmhouse added in the 1800s. Later additions came in the 20th century including a dower unit to one side of the property.

A detached 250 sq ft barn that forms part of the property's boundary is also ripe for conversion.

The accommodation itself is spacious and on the ground floor of the main house there are traditional reception rooms either side of the main hall, a cosy kitchen/diner, scullery and wc.

On the first floor there are four double bedrooms, family bathroom and also a generous landing area which could easily be used as a playroom or an office.

Accessed from one of the bedrooms, or alternatively from its own front door, the dower is 600 sq ft in its own right and offers a spacious lounge, large double bedroom, kitchenette, bathroom and separate wc, as well as its own separate section of garden and outbuilding.

## PROPERTY DETAILS

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### MEASUREMENTS

#### Barn

6.9m x 3.4m

#### Dower

##### Ground floor:

Kitchenette 5.3m x 2.4m

Bathroom 1.8m x 1.4m

WC 2.4m x 0.9m

Lounge 4.8m x 4.4m

##### First floor:

Bedroom 5.2m x 4.6m

#### Main house

##### Ground floor:

WC 2m x 1.2m

Porch 2.3m x 1.7m

Scullery 5m x 2.9m

Kitchen 5.3m x 3.4m

Hall 5.1m x 2.1m

### APPLIANCES

#### Dower

Hotpoint washing machine

Hotpoint dishwasher

Hotpoint double oven

#### Main house

Electric Aga

Hotpoint washing machine

Hotpoint dishwasher

Bosch fridge/freezer

### DRAINAGE

Cesspit drainage

### GARDEN

Yes

### PARKING

Yes



Lounge 5.2m x 5m  
Dining room 4.7m x 4.8m

**First floor:**

Landing 4.6m x 2.4m  
Bedroom 4.7m x 4.4m  
Bedroom 4.7m x 4.4m  
Bathroom 3.5m x 2.9m  
Inner hallway 4.3m x 0.9m  
Bedroom 3.8m x 3.6m  
Bedroom 5m x 3.1m

## PHOTOS

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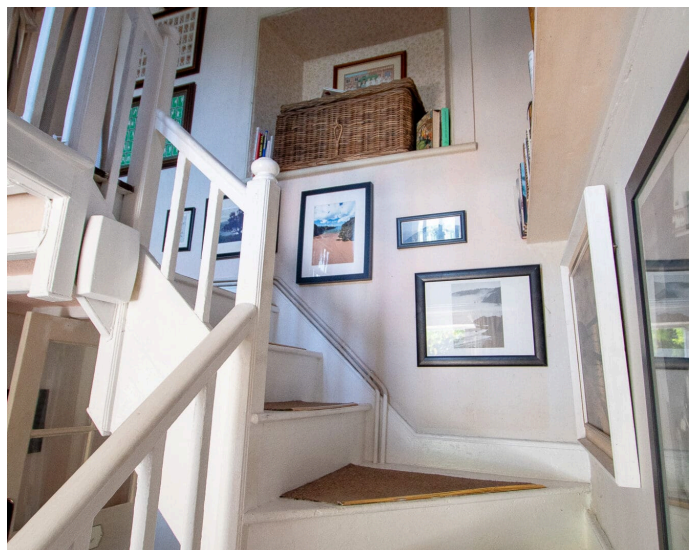






























# FLOORPLAN



Ground floor



First Floor