

Passchendaele

St. Martin's

£1,500,000



LISTING

For Sale

TYPE

House

MARKET

Local Market

PARISH

St. Martin's

BEDROOMS

5

BATHROOMS

4

Interested? Contact Andy Biggins

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DESCRIPTION

Maison are delighted to be instructed on this beautiful farmhouse in one of the most sought after village locations in the island.

Part of an elegant hamlet nestled alongside the parish church, Passchendaele offers 3,000 square feet of versatile accommodation.

The original house dates back to 1750 and offers four bedrooms, three reception rooms and two bathrooms while the sympathetic extension that was added 26 years ago links the main house with the new via a family kitchen that is totally in keeping with this characterful property.

The large extension offers two further bathrooms, a pantry, a boiler room, an ironing room and also a large double bedroom and, combined, these rooms could even offer a dower unit complete with separate entrance. Set within generous grounds, to the front of the property is a delightful mature garden with abundant flowers and trees with the church spires as the backdrop, a view which will have not changed for centuries. An exceptionally rare vista in Guernsey and the very epitome of a parish life!

To the rear of the property is a generous patio area, large landscaped garden and also a separate garden room that acts perfectly as either temporary accommodation, a work from home office or simply a great spot to relax, enjoying the splendid views of the church in the peace and tranquility of this idyllic property.

PROPERTY DETAILS

MEASUREMENTS

Ground floor:

Hall 5.5m x 1.5m

Lounge 4.9m x 4.1m

Snug 4.9m x 3.4m

Study 4.7m x 3.1m

Kitchen 6.5m max x 5.9m max

Rear hallway 5.4m max x 2.2m max

Bathroom 3.1m x 1.6m

Pantry 3.1m x 1.6m

Boiler room 3.1m x 1.6m

First floor:

Bedroom 5.4m x 3.4m

Landing 1.9m x 1.4m

Bathroom 2.5m x 1.9m

Bedroom 5.4m x 3.9m

First floor (extension):

Landing 6.4m x 1.5m

Ironing room 2.2m x 1.7m

Bathroom 3.1m x 2.1m

Bedroom 5.9m x 3.7m

Second floor:

Bedroom 3.7m x 3.3m

Landing 1.9m x 1.1m

HEATING

Gas central heating

DRAINAGE

Cesspit

GARDEN

Yes

PARKING

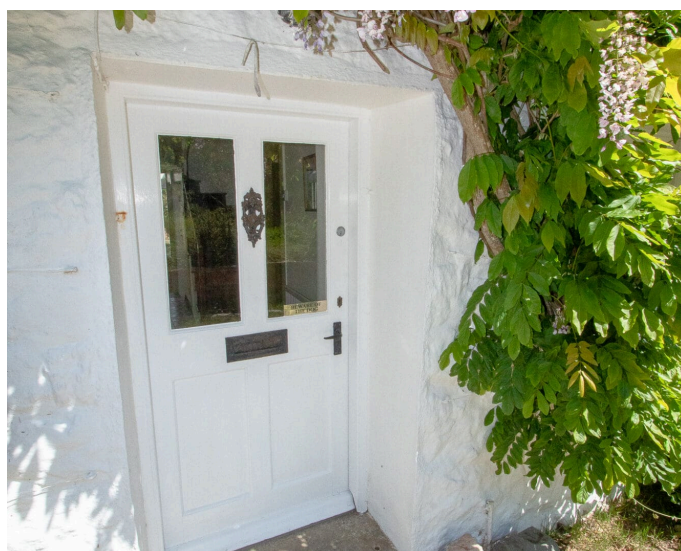
Yes

Bedroom 3.7m x 4.1m

Bathroom 1.9m x 1.6m

Garden room: 5.5m x 3.5m

PHOTOS







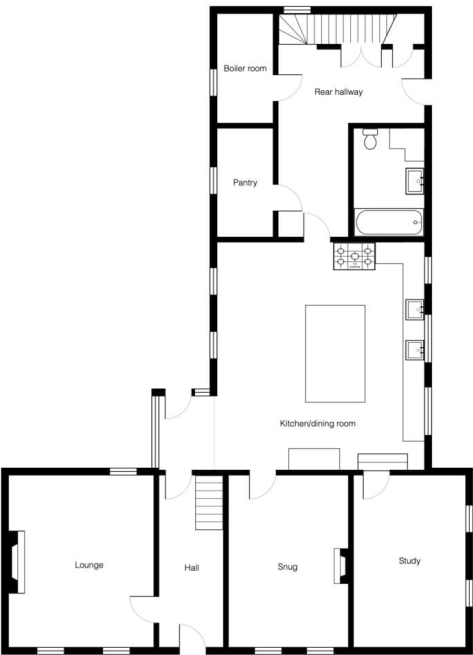








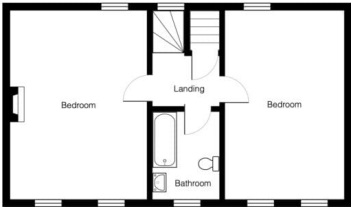
FLOORPLAN



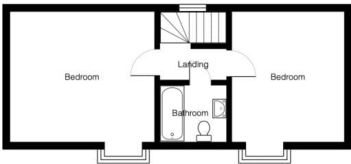
Ground floor



First floor (extension)



First floor



Second floor

Total Area: 3038 ft²