



Les Romains and Mistletoe Cottage

La Marette Road, St Sampson's, Guernsey, GY2 4FR

£1,400,000

LOCAL MARKET SOLE AGENT



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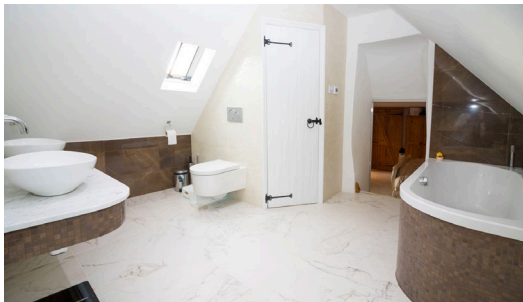
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

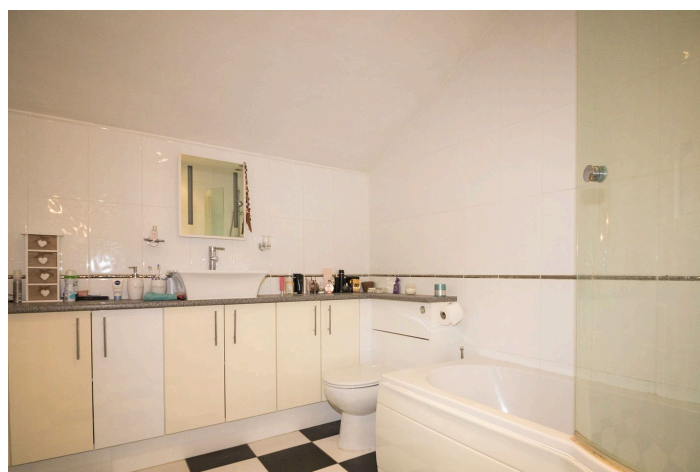
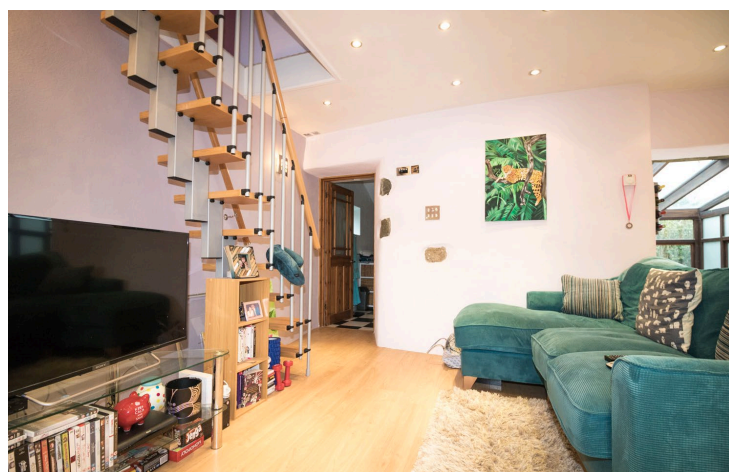


Magnificent farmhouse
 Fabulous quiet location
 Lovingly renovated
 Four bed main house and one bed wing
 Site just under one acre
 Workshop
 South facing garden





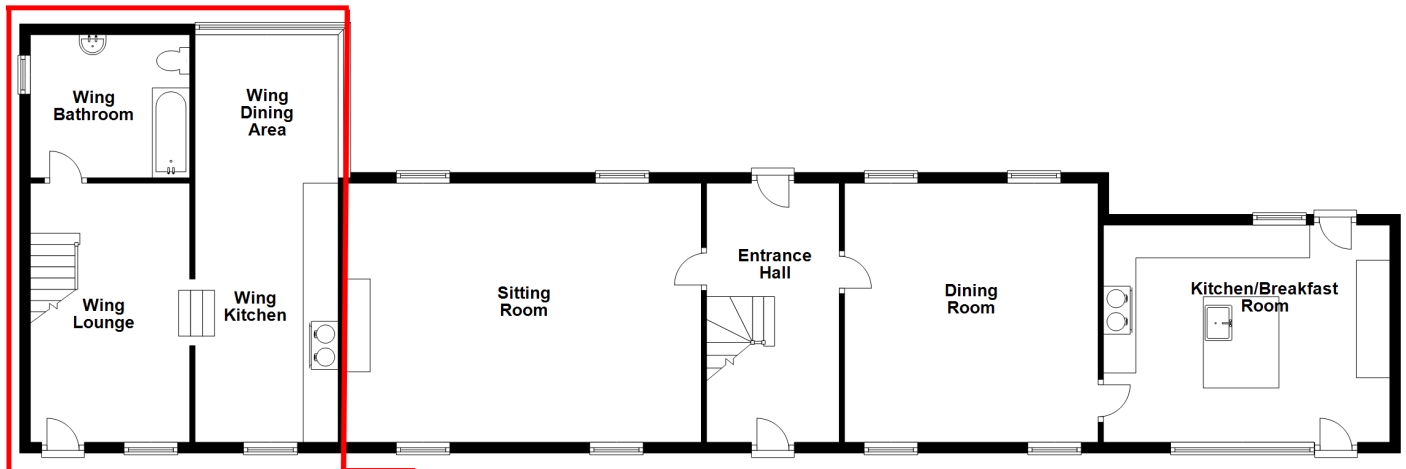
Mistletoe Cottage





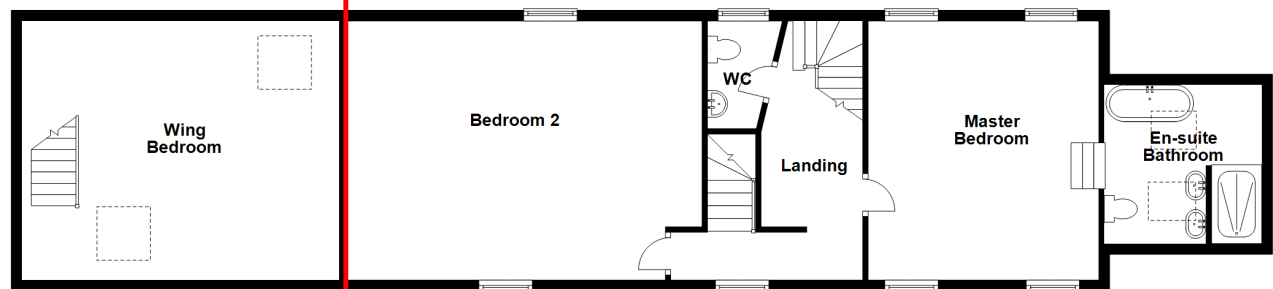


Ground Floor

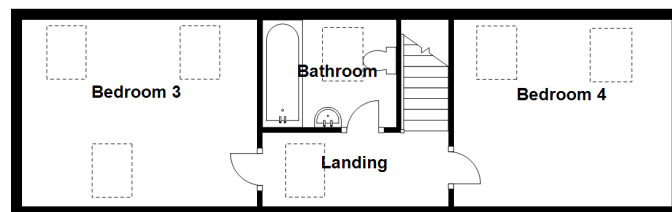


Mistletoe Cottage

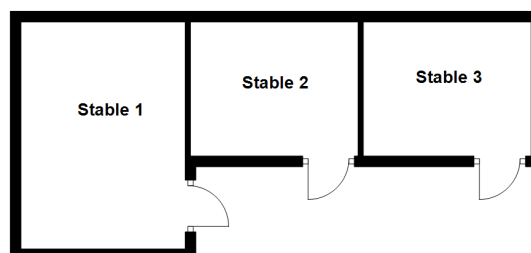
First Floor



Second Floor



Stables



About Les Romaines and Mistletoe Cottage

'Les Romaines' is a truly magnificent farmhouse, dating back to the 1300's, set in in a fabulously private and quiet location near L'Islet. It has been immaculately and sympathetically renovated by present owners, retaining an abundance of impressive period features. It contains a hallway with flagstone flooring, a lounge with an Inglenook fireplace and furze oven, and a dining room leading into a newly fitted Neptune kitchen. On the first floor there is a master bedroom with a fantastic well-appointed ensuite, and a further large bedroom and separate WC whilst the second floor provides two bedrooms and a newly fitted bathroom. In the attached separate unit, "Mistletoe Cottage", there is a large open plan living space, bathroom and bedroom on the first floor. Outside, the property is approached via a long gravelled driveway flanked by a large south facing fully enclosed garden with workshop. A fine example of an original Guernsey house.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

17'1" x 8'3" (5.2m x 2.51m)
Granite flagstone flooring

Living Room

21'2" x 15'7" (6.45m x 4.75m)
There is an Inglenook fireplace with wood burner and also a furze oven.

Dining Room

15'1" x 15'6" (4.6m x 4.72m)
Travertine tiled flooring.

Kitchen

17'9" x 13'7" (5.4m x 4.14m)
Limestone tiled flooring with underfloor heating.
Handmade Neptune Kitchen with granite worksurface over incorporating Belfast sink. Stable door giving access to the rear courtyard and a door and large window giving access to the garden.

Appliances

Electric Aga, Neff hotplate, Neff single oven, Neff combination oven, Bosch American Fridge / Freezer, Bosch dishwasher and Bosch washing machine.

FIRST FLOOR

Landing

9'1" x 15'8" (2.77m x 4.78m)
Understairs storage cupboard. Beautiful wood cladding on walls.

Separate WC

7'11" x 3'11" (2.41m x 1.2m)
Original clad door. Stylish tiled flooring with a fitted two piece white suite consisting of low level wc and wash hand basin set onto vanity unit.

Bedroom 2

17'9" x 15'10" (5.4m x 4.83m)

Master Bedroom

14'2" x 15'8" (4.32m x 4.78m)
Steps up into ensuite.

Ensuite Bathroom

14'1" x 11'6" (4.3m x 3.5m)
Newly fitted with a large walk-in shower with rainmaker shower head. His and her sinks set on granite worktop, bath and low flush wc.

SECOND FLOOR

Landing

11'8" x 5'9" (3.56m x 1.75m)

Bathroom

6'4" x 7'3" (1.93m x 2.2m)
Newly fitted bathroom. Three piece white suite consisting of bath with shower over, low level wc and wash hand basin set onto a vanity unit.

Bedroom 3

18'5" x 11'10" (5.61m x 3.6m)
Sloping ceilings.

Bedroom 4

14'1" x 11'8" (4.3m x 3.56m)
Sloping ceilings.

MISTLETOE COTTAGE

Kitchen / Living Space

17'8" x 15'3" (5.38m x 4.65m)
Stairs lead to First Floor and two granite steps lead down to the...

Kitchen

A range of free standing units with wooden work surfaces and stainless steel sink. 1.97 m opening into the Dining Area.

Appliances

Free standing LEC Fridge/Freezer, Teknik washing machine, integrated Beko dishwasher, induction hob, Bosch single oven and extractor fan.

Dining Area

10'9" x 9'8" (3.28m x 2.95m)
Glazed ceiling. Access to the rear courtyard.

Bathroom

9'8" x 8' (2.95m x 2.44m)
Bath with shower over, low level wc and wash hand basin set onto a vanity unit. Stairs leading to first floor.

FIRST FLOOR

Bedroom

10'9" x 9'9" (3.28m x 2.97m)
Sloping ceiling.

OUTSIDE

Front

Approached over a quiet lane onto a long gravelled driveway where there is plenty of parking and a workshop measuring 7.25m x 4.61m with 3 phase power and water. There are also an L-shaped bank of three stables. A further gated driveway leads to the house and also a large south facing garden which is fully enclosed, laid mainly to lawn but also with a paved area adjacent to the house which is fantastic for alfresco dining. There is also a vegetable patch and small domestic greenhouse. The whole plot measures just under one acre.

Rear

Fully enclosed courtyard laid to gravel.

STABLES

Stable 1

16'5" x 11'10" (5m x 3.6m)

Stable 2

9'2" x 11'4" (2.8m x 3.45m)

Stable 3

9'2" x 11'10" (2.8m x 3.6m)

TRP: 292 + 119 Listed

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Full oil central heating.

Construction: Granite.

Price includes: Carpets, curtains, light fittings and appliances as listed.

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