



Sonella Cottage, La Grande Route De St. Laurent, St. Lawrence

Asking £780,000

**BROADLANDS**

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## Sonella Cottage La Grande Route De St. Laurent, St Lawrence

- Comfortable family home in rural St Lawrence
- Relaxing living room
- Fully fitted eat in kitchen
- Three double bedrooms
- Three bath/shower rooms
- Lovely sunny garden and separate sun terrace
- Parking for three cars
- Regular bus route
- No onward chain
- Share Transfer
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com





## Sonella Cottage La Grande Route De St. Laurent, St Lawrence

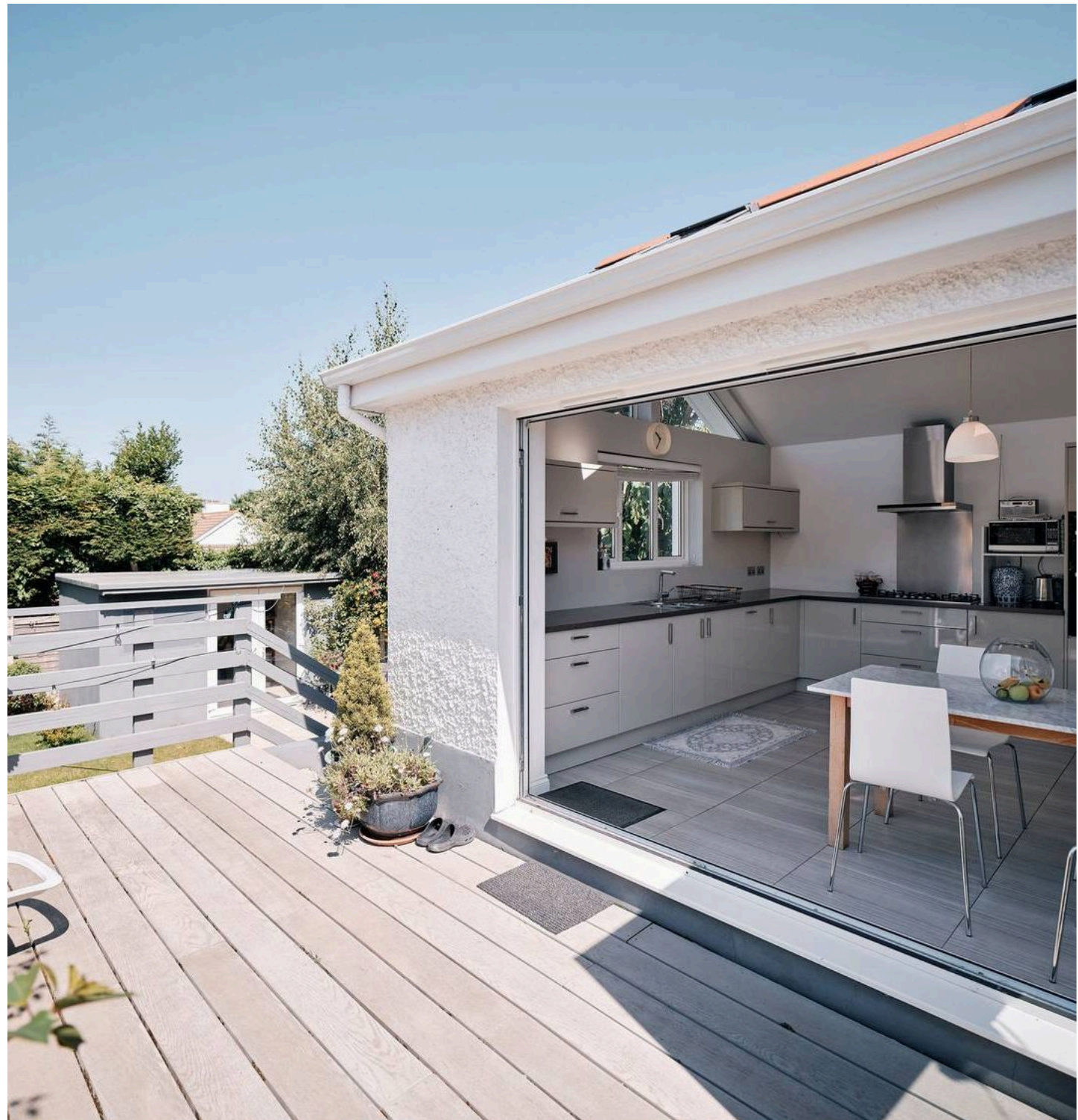
Located a short drive from the War Tunnels this comfortable property really shines on a summer's day and is ideally designed for entertaining and family gatherings.

The accommodation comprises relaxing living room, large eat-in kitchen, bedroom with ensuite shower and further shower room on the ground floor, and two double bedrooms and house bathroom on the first floor.

The versatile design means the ensuite room is ideally placed to accommodate international students on short courses at St Brelade's College, but is equally suitable for children, relatives or guests.

Bifold doors take you from the eat-in kitchen to a spacious terrace which in turn leads you to the safe, enclosed garden.

The house has parking for three cars and is on a regular bus route.







### **Living**

Spacious living room with windows to two sides. Double doors to eat-in kitchen with integrated appliances including double oven, bottled gas hob, extractor, fridge/freezer and dishwasher. Washing machine under the stairs. Bifold doors from kitchen to sun terrace.

### **Sleeping**

Three double bedrooms and three bath/shower rooms (one ensuite).

### **Outside**

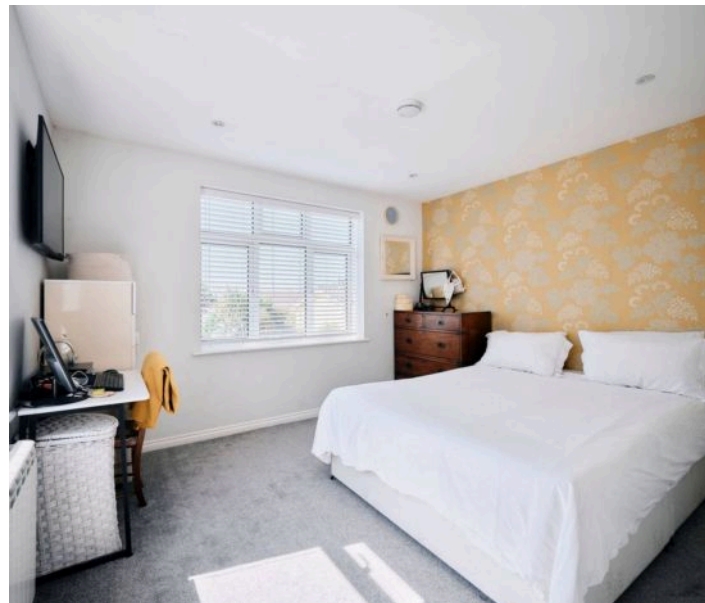
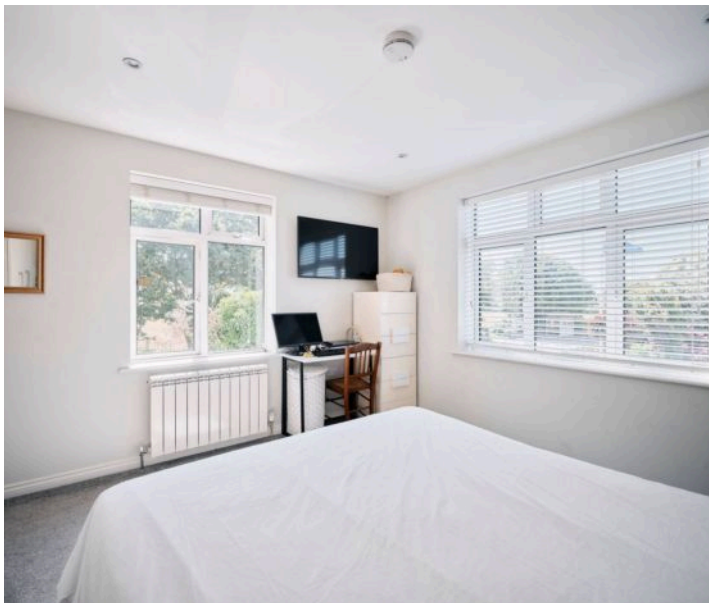
Lovely sunny garden with large summer house bordered by a selection of trees and shrubs including a cherry tree, pear tree and apple tree. Parking for three cars.

### **Services**

All mains excluding gas. Property has own electric and water feed and meters. Note house is share transfer and pays 40% of the annual building insurance costs and Parish Rates. Owners manage company administration without external help.

### **Education**

The house is in the catchment area for St Lawrence primary and Haute Vallee secondary schools.

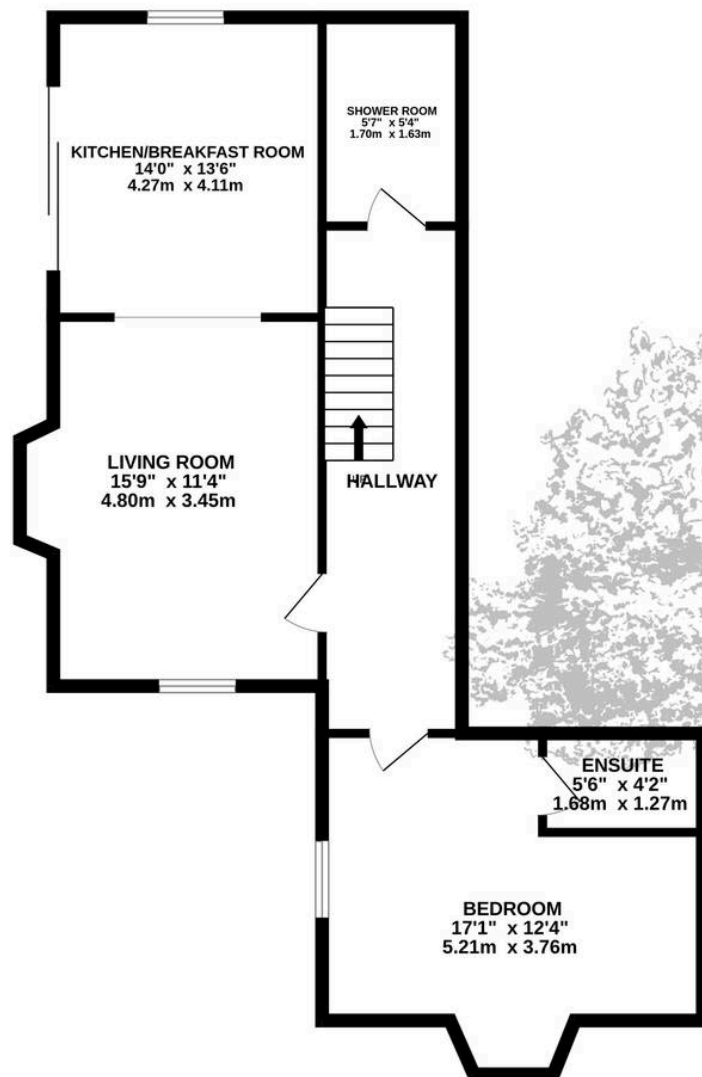




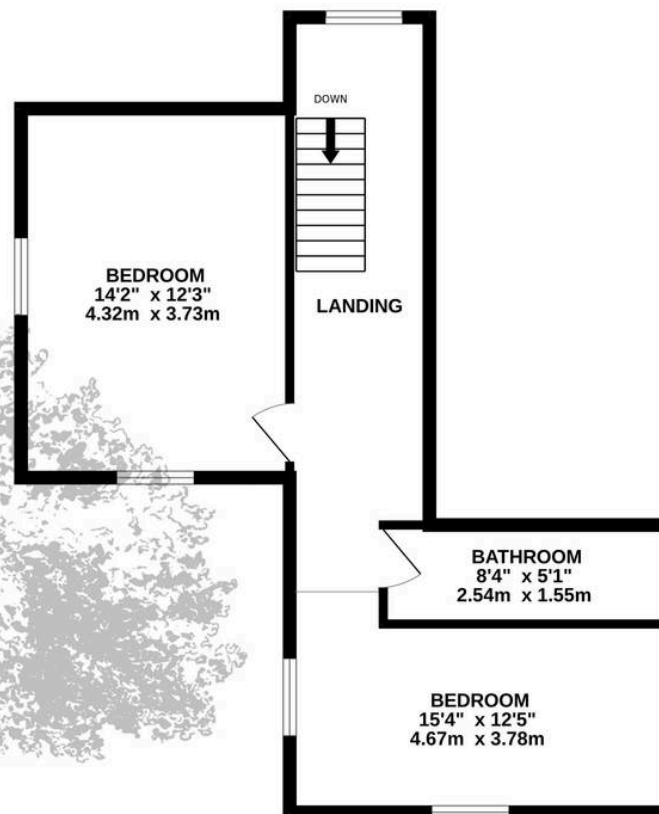




GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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