



Valency, La Rue Des Marettes, St. Martin
£2,200,000

BROADLANDS

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Valency, La Rue Des Marettes

St. Martin, Jersey

- Quiet rural St Martin location
- Country & distant sea views
- Charming 5 bedroom family house
- 3 reception rooms
- Double garage plus parking for 5 cars
- Manageable level garden
- Loft space above garage
- Please email Peter at peter@broadlandsjersey.com



Valency, La Rue Des Marettes

St. Martin, Jersey

This house has a cosy, homely feel, with two working fireplaces, a live-in kitchen/breakfast room and a 'snug'. The office could be used as a downstairs bedroom if required as there is a shower room adjacent. Located down a country lane close to Ransoms Garden centre. There are country views over fields and distant sea views toward the Normandy coast.





Living

Large sitting room with fireplace and patio doors out to garden. Separate dining room with door to snug also with fireplace. The kitchen & breakfast area have a spacious utility room and a separate boiler room. There is an office with adjacent shower room.

Services

Mains drains Borehole water with treatment system. Oil fired central heating. Double glazed windows throughout.

Sleeping

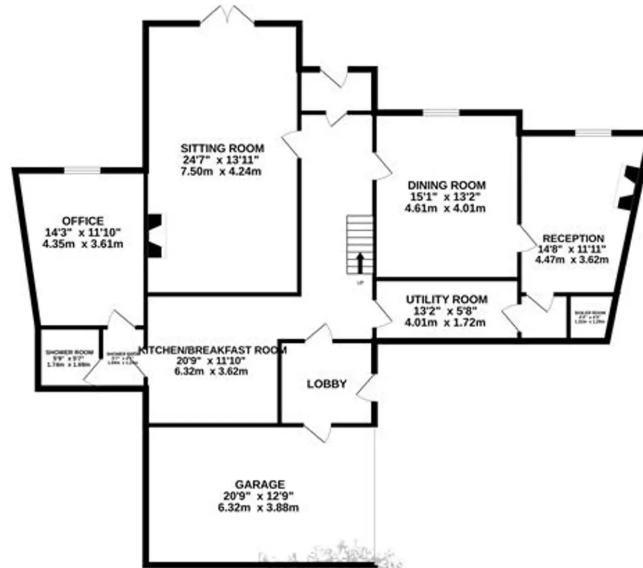
There are 3 double bedroom with en suite bathrooms plus separate shower room on the ground floor. The principal bedroom benefits from a private dressing room. In addition there are two attic style bedrooms on the 2nd floor.

Outside

Level lawned garden & paved patio. West facing patio garden with granite walls. Integral double garage with electric up & over door & loft space above. Additional loft space above snug and office. Parking for 3 cars in front of garage plus 2 more on space garden.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2900sq.ft. (269.4 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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