



Green Farm Cottage, La Rue De La Clochette, St. Martin
£1,100,000

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Green Farm Cottage, La Rue De La Clochette

St. Martin, Jersey

Heading from Five Oaks through Maufant on La Grande Route de St Martin, turn right after the Maufant Co-Op Local into Chasse du Mourin. Continue into La Rue de La Bachauderie & then turn left into La Rue de La Clochette. Green Farm Cottage is the 2nd house on the RHS.

- Desirable granite country cottage
- 2 Bedrooms plus separate study / 3rd bed
- 3 Receptions with gorgeous features throughout
- Large open plan lounge diner with feature fireplace
- Separate eat-in kitchen with AGA
- Orangery
- Sunny secure mature garden
- Peaceful green lane location in the heart of St Martin
- Car port parking for 2 vehicles
- Contact Andrew 07797 8144222 / andrew@broadlandsjersey.com



Green Farm Cottage, La Rue De La Clochette

St. Martin, Jersey

Presented to market for the first time in 20 years, this desirable & much loved property has been renovated & upgraded to a fabulous standard by its current owners. Boasting bright, spacious & flowing living spaces throughout the property comprises; delightful welcoming entrance hallway / boot room plus cloakroom. Large dual aspect living room diner, huge feature granite fireplace with wood burning stove & meadow view. Separate country style eat-in kitchen with electric AGA, door to court yard & views over equine grazing. Large separate study overlooks the garden & could be used as a third bedroom. Impressive Orangery with French doors opening onto desirable mature enclosed south facing rear garden. Raised terraces, pergola, green house, small work shop, established plants, fruit trees & boarders. Two beautifully appointed double bedrooms with fitted wardrobes plus house bathroom. Two covered parking spaces to large double car port. Contact the vendors agent for a viewing today of this highly sought after immaculate home.





Living

Three great size separate receptions; Large lounge diner with wood burner set into feature fire place. Orangery with direct garden access. Country style eat-in kitchen with electric AGA.

Sleeping

Two recently redecorated double bedrooms both with fitted wardrobes. Large landing with fitted cupboards. House bathroom.

Outdoor

Established south facing rear garden lovingly designed & created by the current owners, offering many different areas to relax & unwind.

Services

Borehole water supply equipped with filtration system. Septic tank & soak away (mains drains & water available in the road if desired). Electric heating. Electric AGA. Double glazed.

Education

The cottage is in the catchment area for St Martin Primary and Grainville Secondary Schools.





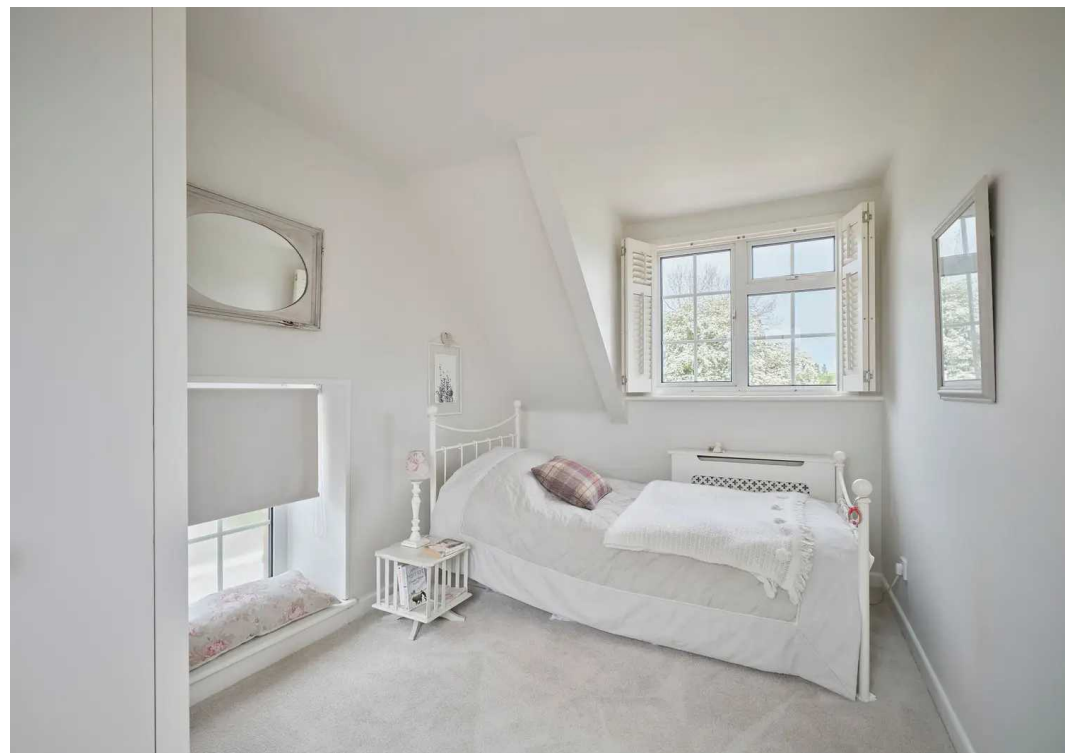
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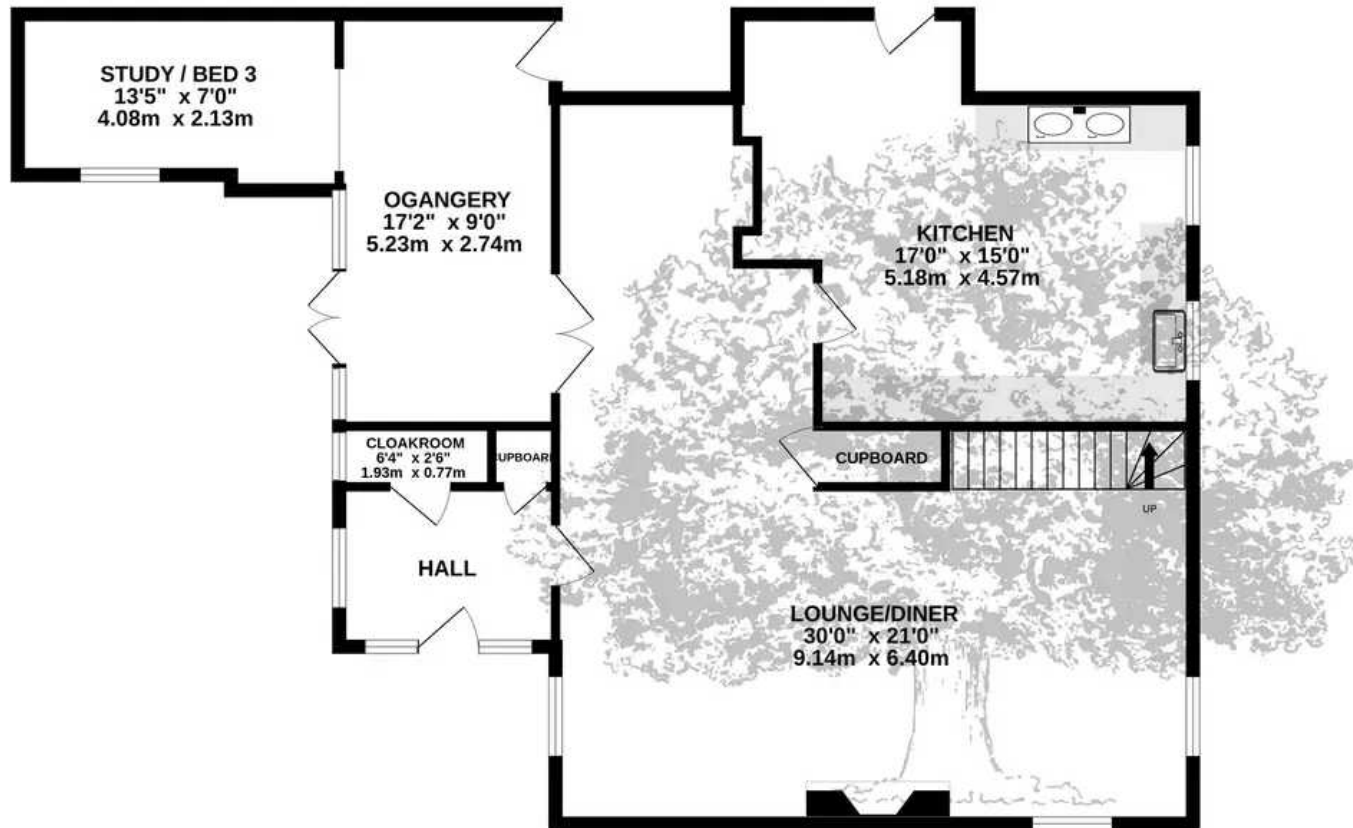
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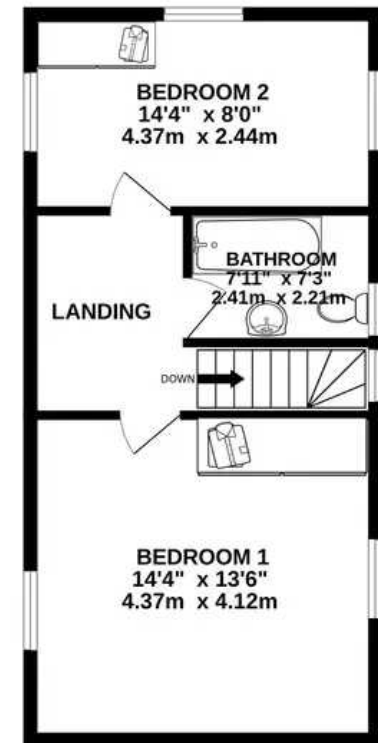
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GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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