

INTRODUCING

Le Coin Du Boulivot, La Rue De La Parade, Grouville, JE3 9UP



Connecting People & Property Perfectly.

Tucked away in the peaceful parish of Grouville, this delightful five bedroom granite cottage, dating back to 1814 has been meticulously restored and seamlessly blends timeless charm with modern comforts, showcasing a plethora of original features that capture the imagination. Its inviting reception rooms and traditional kitchen open to a stunning south facing enclosed garden.

With ample parking and a garage, this character filled property offers flexible accommodation that has previously served as a two-generation home. Additionally, approved plans for expanding and enhancing the kitchen are available, should you desire. To truly grasp the allure of this enchanting cottage, viewing is highly recommended.

- Charming cottage
- Five bedrooms
- Cinema room and office
- Ample reception rooms
- Enclosed south facing garden
- Garage and ample parking

Price £2,395,000 | Qualified | Freehold



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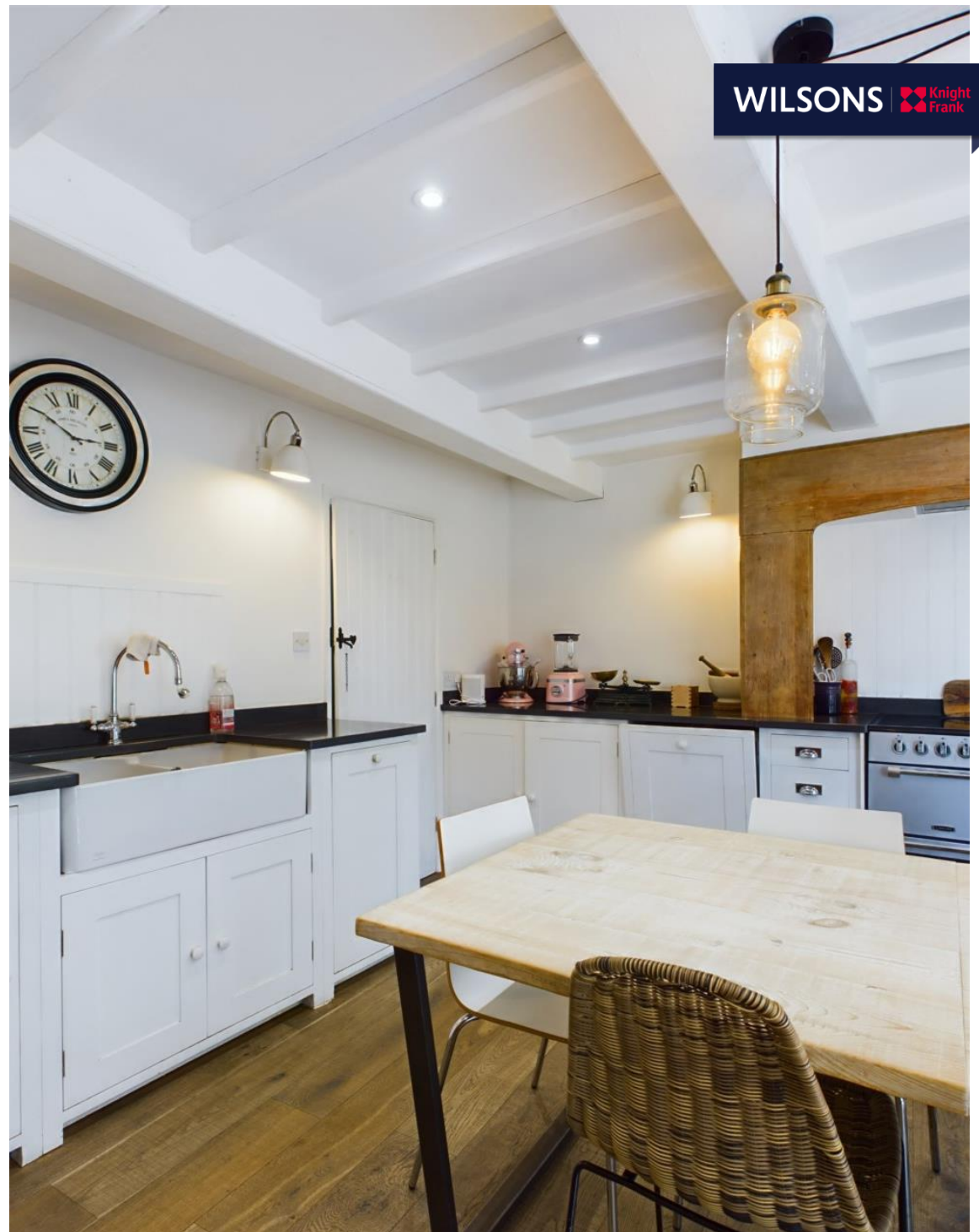


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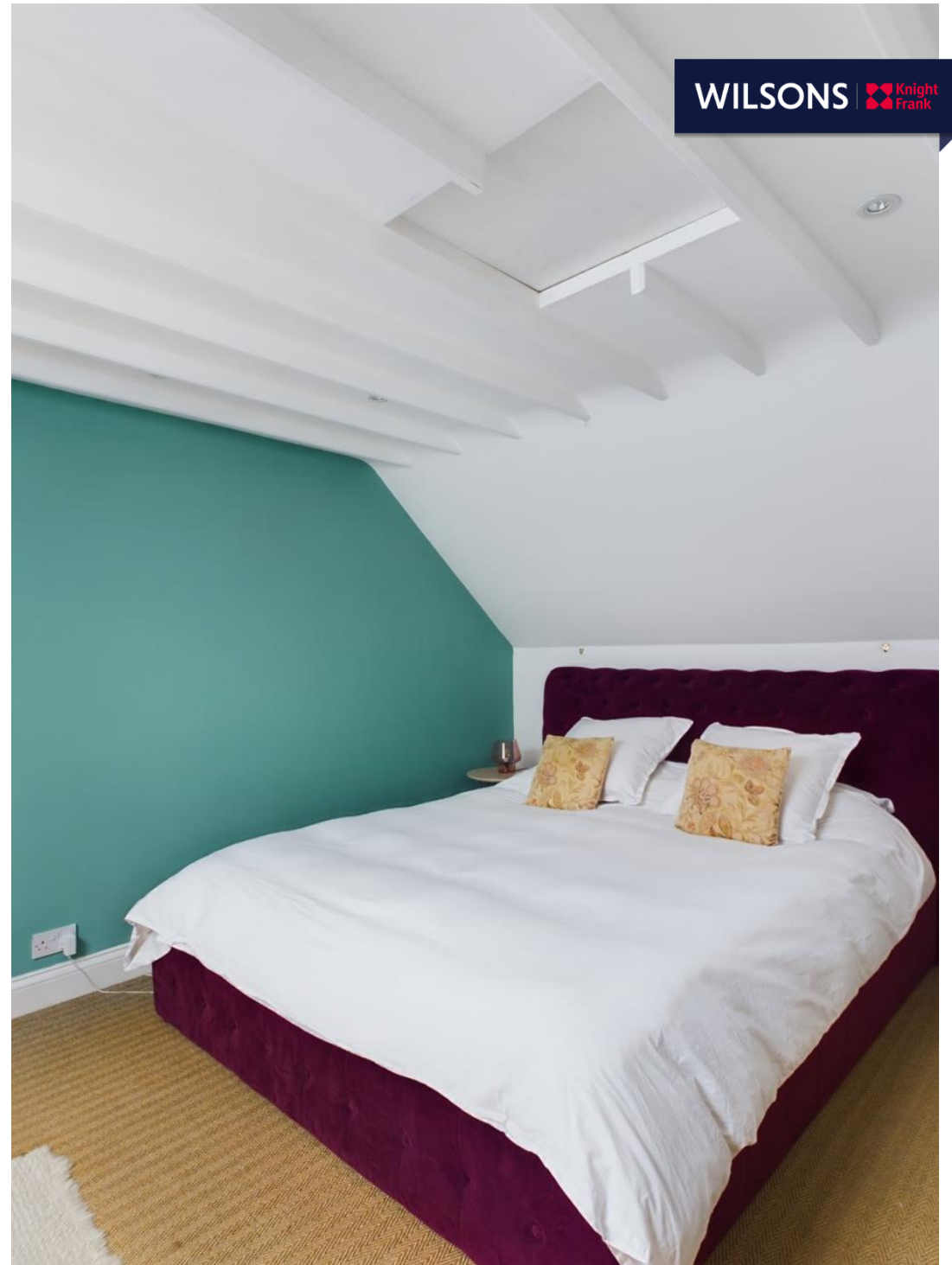
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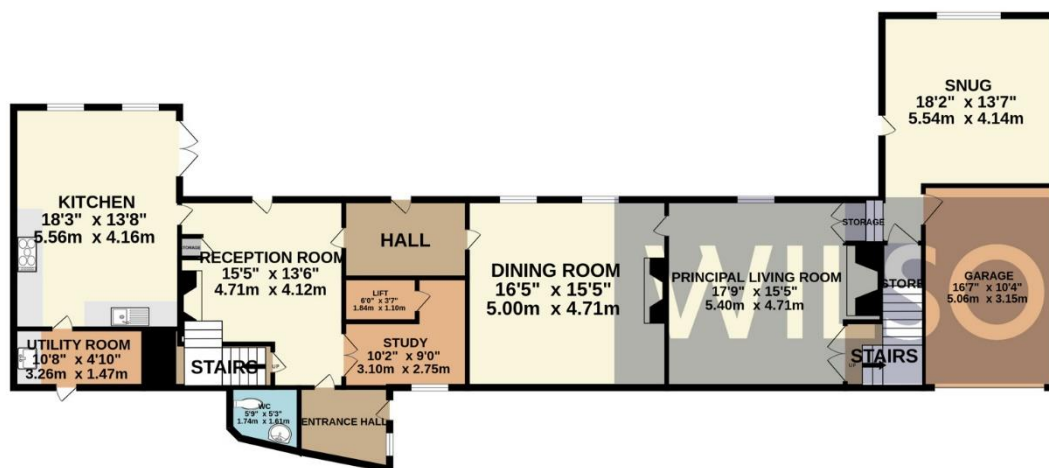




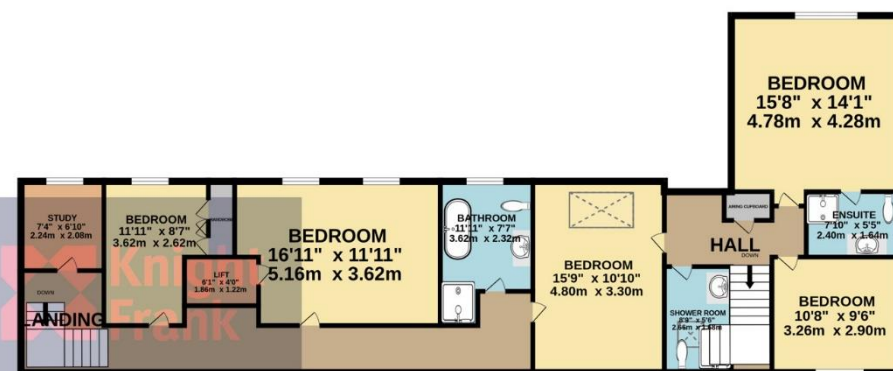




GROUND FLOOR
1670 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
1329 sq.ft. (123.4 sq.m.) approx.



TOTAL FLOOR AREA : 2998 sq.ft. (278.6 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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SERVICES

Mains waters

Mains drains

Oil fired central heating

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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