

INTRODUCING  
Roselea Cottage, La Rue D'Eglise, St Peter, JE3 7YH



Connecting People & Property Perfectly.

Charming dower cottage quietly located in a rural position in St Peter.

Tucked away from any main road traffic, within a short walk to all local amenities and a two minute car journey to St Ouens bay.

Briefly comprising fully fitted shaker style kitchen, large utility, sitting room/diner inclusive of multi fuel burner with doors directly to the garden. The first floor provides three bedrooms and modern house bathroom. Externally there is an enclosed sunny south facing garden, laid mainly to artificial grass with a patio area perfect for dining alfresco. In addition there is parking for two cars, potentially three.

A great first home, step up from apartment living and also a low maintenance downsize.

- **Charming Cottage**
- **Three double bedrooms**
- **Rural location**
- **Close to St Ouens bay**
- **South facing garden**
- **Parking for two cars**

**Price £675,000** | Qualified | Freehold



1



3



1



2

PROPERTY ID: 3353



**WILSONS**  Knight Frank

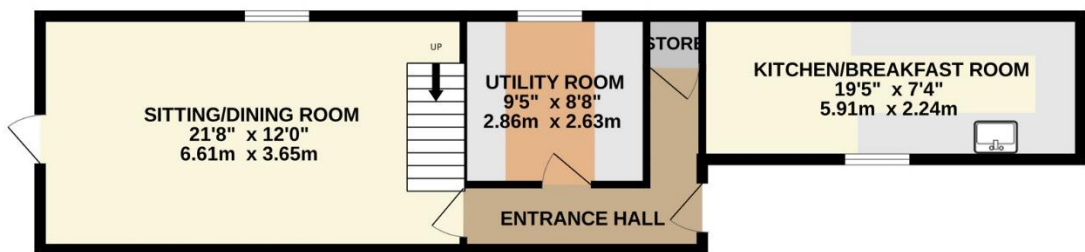




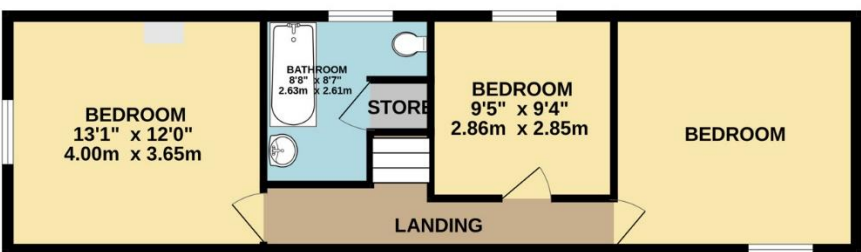




GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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 water  
Mains drains  
Full double glazing  
Electric heating  
Multi fuel burner

## DIRECTIONS

### 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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