

INTRODUCING
Le Jardin, La Rue Du Poivre, St John, JE3 4FS



Connecting People & Property Perfectly.

This charming granite home, nestled within a peaceful rural farm complex, offers a wonderful combination of character, history, and modern convenience. Situated just moments from the local amenities of Sion and only a short drive into town, it provides the perfect rural retreat without compromising on accessibility.

The property comprises bright eat-in kitchen, leading through to the inviting living room which is centred around a wood burner, adding a cosy atmosphere, and features double doors that open directly into the garden. Upstairs, the main bedroom has an en-suite shower room, there are a further three bedrooms, which are thoughtfully arranged, with built-in wardrobes and access to additional storage in the eaves, and a house bathroom with whirlpool bath. There is also an external utility room/store and two spacious attics, providing ample storage.

Outside, the property boasts a beautifully landscaped garden filled with mature trees and shrubs, offering a private and tranquil space. There is also potential to extend the kitchen with a conservatory or sunroom, creating an additional living space that overlooks the garden. The property includes parking for three cars, with the option to expand further if needed.

- **Charming granite home**
- **Close to Sion's amenities**
- **Four bedrooms, two bathrooms**
- **Eat-in kitchen and living room**
- **Beautiful outdoor space**
- **Utility store, attic storage and parking for three cars**

Price £865,000 | Qualified | Freehold



PROPERTY ID: 3551



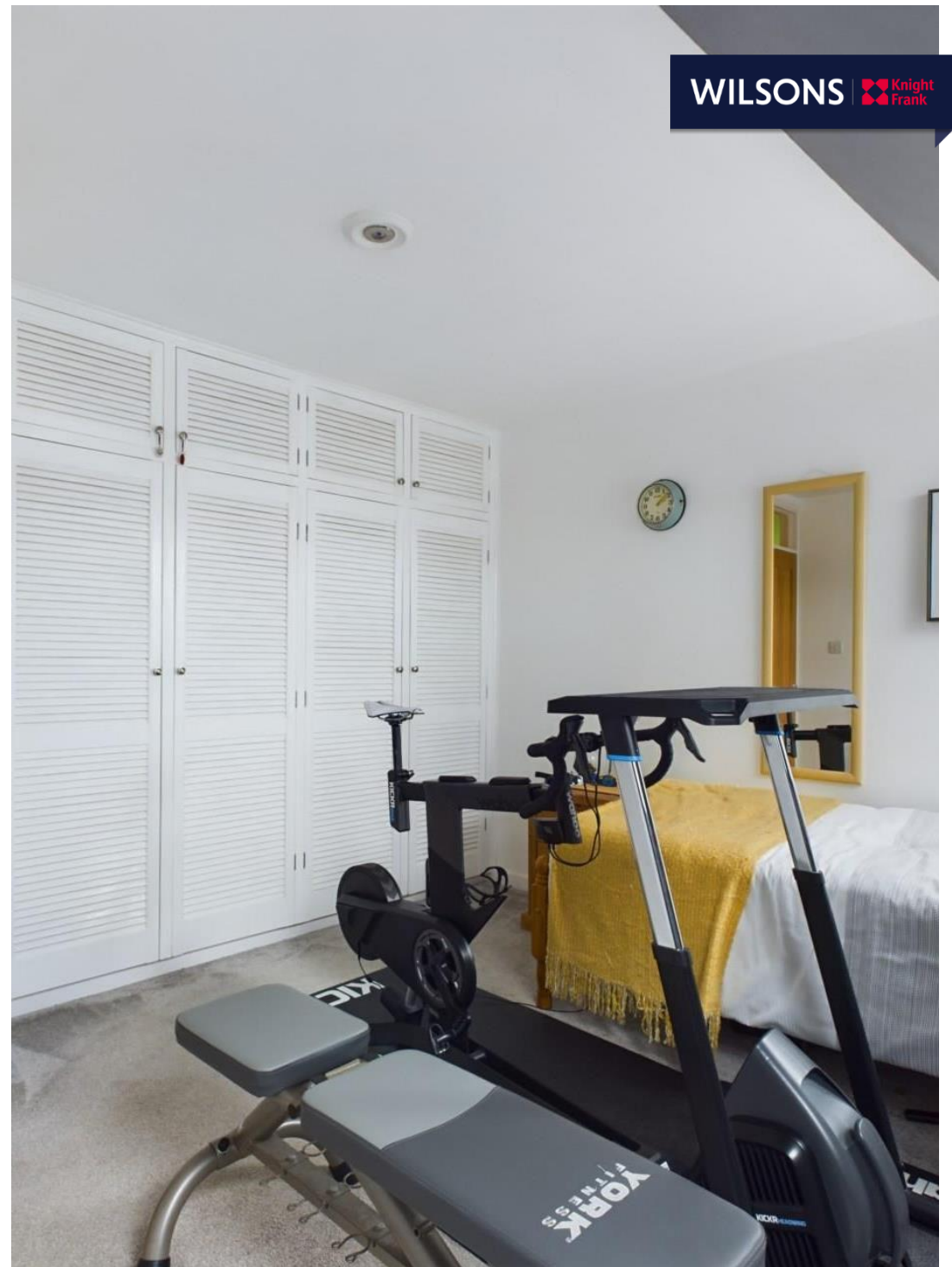






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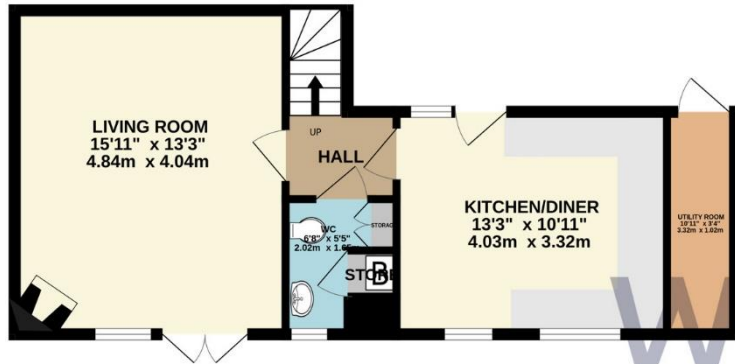








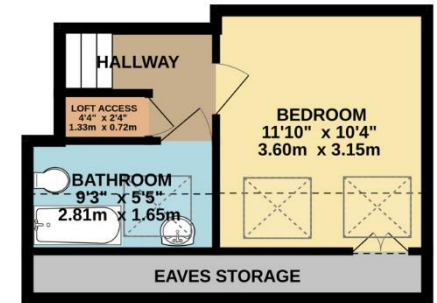
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.

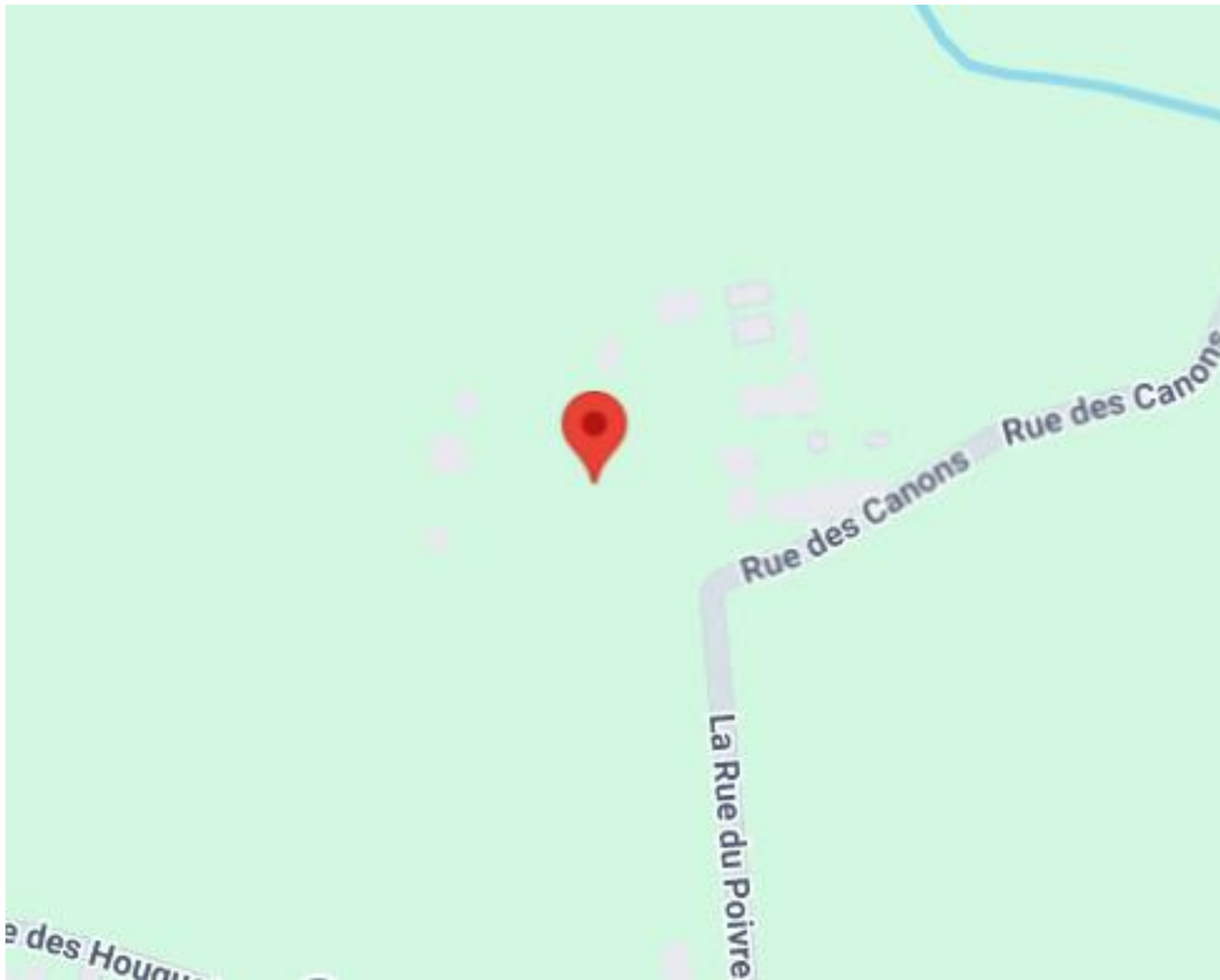


2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.3 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 drains

Mains water

Oil fired central heating

£85 per annum to cover private road maintenance

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

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