

INTRODUCING

La Maison Au Noyer, 3 Oak Mews, La Route De Beaumont, St Peter, JE3 7BQ



Connecting People & Property Perfectly.

A rare find, fully registered and exempt from local housing qualifications, this charming granite residence, is ideally located in the heart of St Peter`s Village. Offering convenient access to all local amenities and the airport, it presents a perfect opportunity for those seeking both character and practicality in a prime location.

Recently refurbished to an impeccable standard, this home boasts a stunning new kitchen and tastefully designed interiors. Internally, the accommodation includes an inviting entrance hall with exposed brick walls, a cozy sitting room with a traditional functional fireplace. Very spacious, the 32 foot kitchen/diner provides the `hub of the home` seamlessly flowing into a lovely sunny conservatory, nestled in the south facing courtyard with views over the garden, the living spaces provide excellent entertainment space. The ground floor also offers a double bedroom with an en suite, utility and cloakroom. The first floor provides two additional spacious double bedrooms, inclusive of original wooden beams, each with en suite bathrooms and fitted wardrobes. There is also a study/dressing room on this level. Externally, the property benefits from generous, well maintained lawned gardens surrounded by mature borders and trees, offering both privacy and tranquillity. A detached `Bake House` and a charming old granite pigsty add additional storage and character to the property, with potential to utilise the bake house into more habital space. The property provides courtyard parking for two cars, with parking for a further two cars via a separate entrance from the garden.

- **Non Qualified Home**
- **Charming granite residence**
- **Three bedroom/ Three Bathroom**
- **Excellent living space**
- **Large manicured gardens**
- **Bake house and parking**

Price £2,500,000 Registered | Share Transfer

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PROPERTY ID: 3619







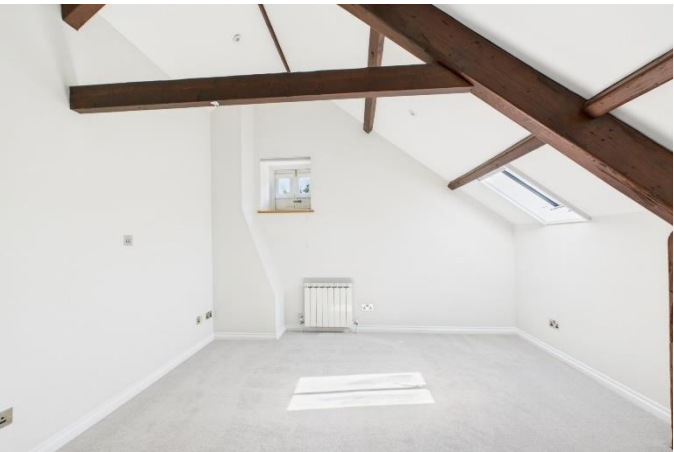


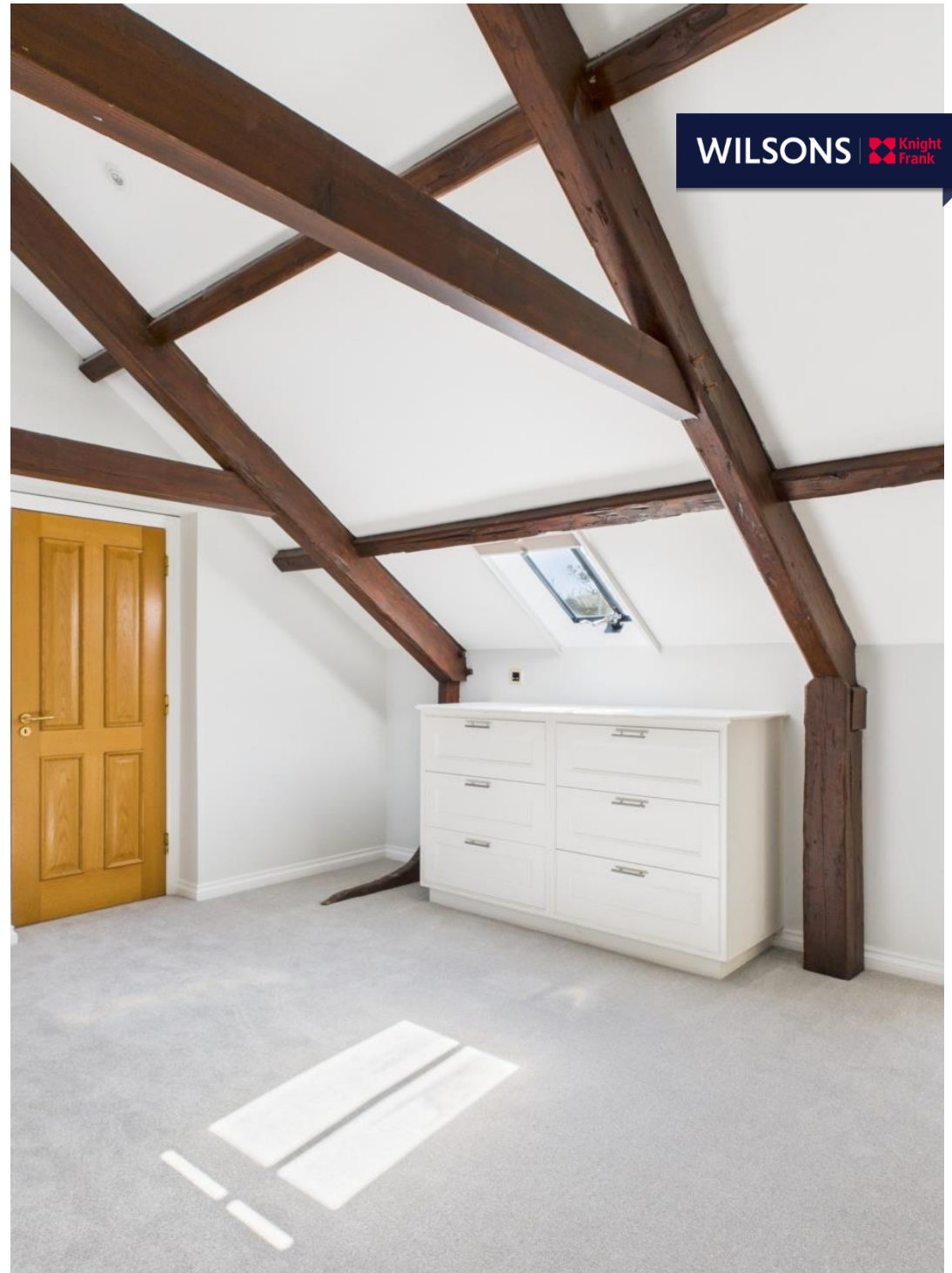












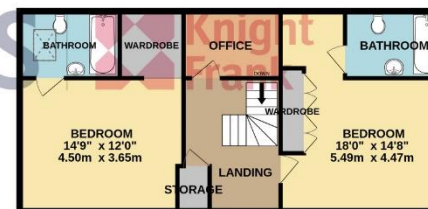




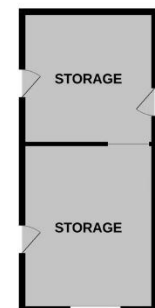
GROUND FLOOR
1940 sq.ft. (184.5 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.3 sq.m.) approx.



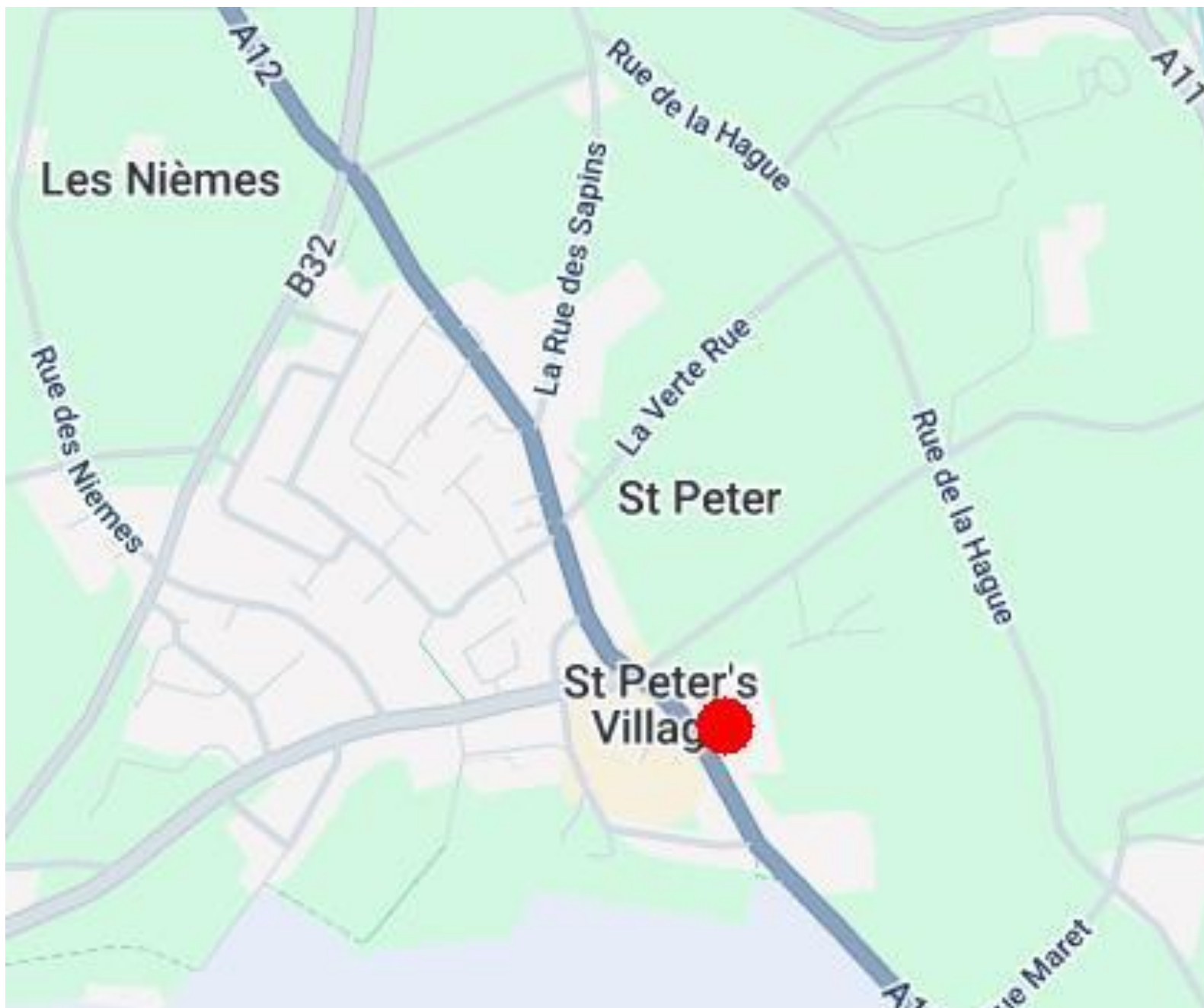
BAKE HOUSE
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 2557 sq.ft. (237.5 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

Oil fired central heating

Gas hob

Grade 3 listed

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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