

INTRODUCING
Bakery Barn, La Rue De La Pointe, St Peter, JE3 7AQ



Connecting People & Property Perfectly.

Tucked away in the peaceful parish of St Peter, just behind the village, this beautifully refurbished 3 bedroom, 2 bathroom cottage perfectly balances traditional charm with modern living. Fully renovated in 2019 and presented in immaculate walk-in condition, the home is tastefully finished with spacious, light filled interiors throughout. At the heart of the property lies a generous open plan kitchen and dining area, ideal for family life and entertaining. The adjoining sitting room opens directly onto a paved courtyard garden, creating a seamless connection between indoor and outdoor living. A versatile ground floor bedroom and adjacent bathroom offer excellent flexibility, making it an ideal space for guests, a home office, or a study. To the rear of the garden, a large detached outbuilding offers a fully equipped space that can serve as a home office, gym, cinema room, or creative studio—easily adaptable to suit your lifestyle. The garden itself is designed for easy maintenance, offering a private and tranquil retreat perfect for relaxation or entertaining.

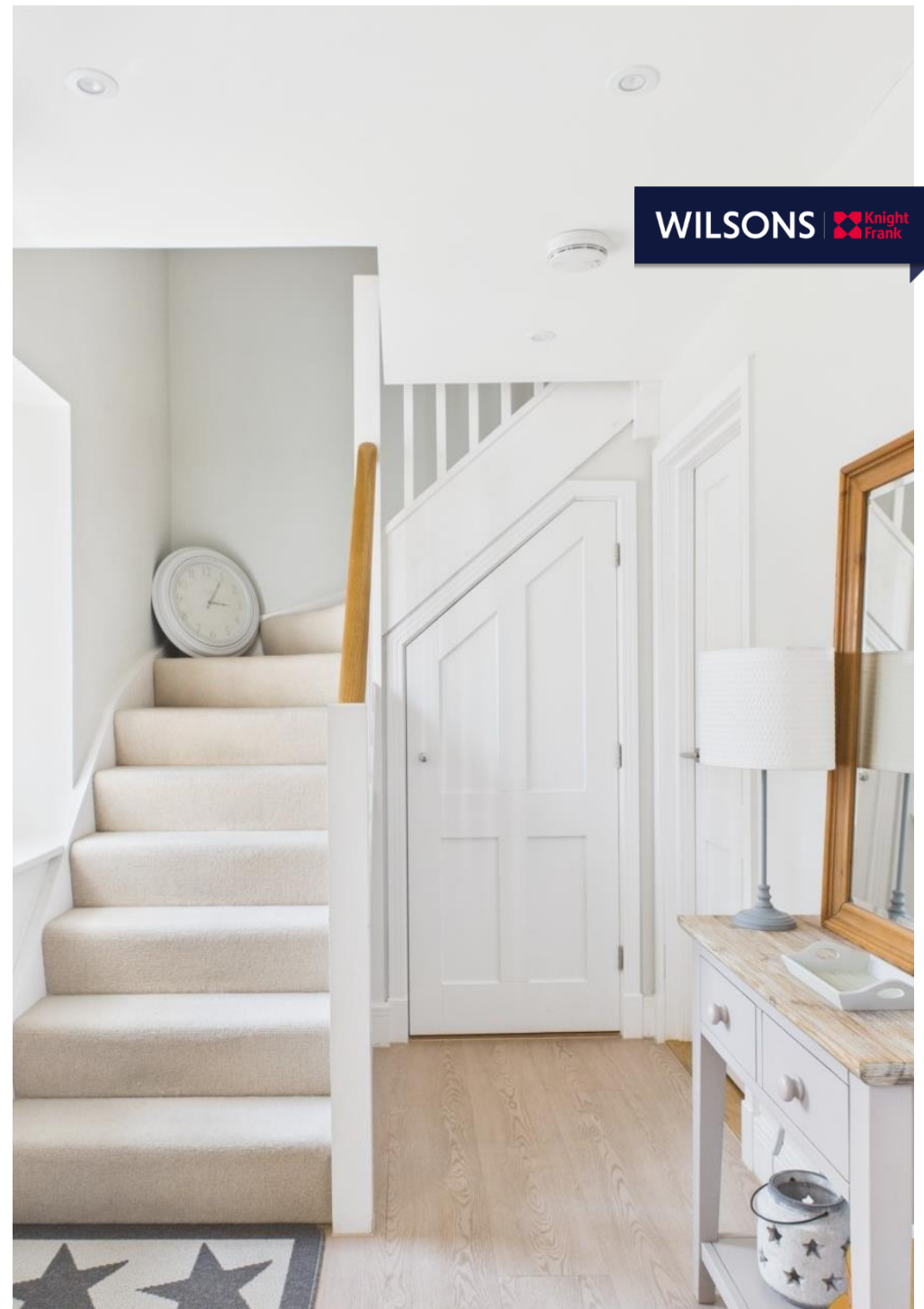
The property benefits from excellent access to local amenities, schools, bus routes, and popular gastro pubs, all just moments away. There is secure parking for three or more vehicles via gated access, adding further practicality. Located in a quiet and scenic area with a strong sense of community, this home offers a rare opportunity in one of St Peter's most desirable settings.

- **Fully renovated in 2019, walk-in condition**
- **3 spacious bedrooms, 2 modern bathrooms**
- **Open-plan kitchen and bright living spaces**
- **Detached outbuilding: office/gym/cinema**
- **Private courtyard garden, low maintenance**
- **Gated parking for 3+ cars, prime St Peter location**

Price £1,095,000 Qualified | Freehold

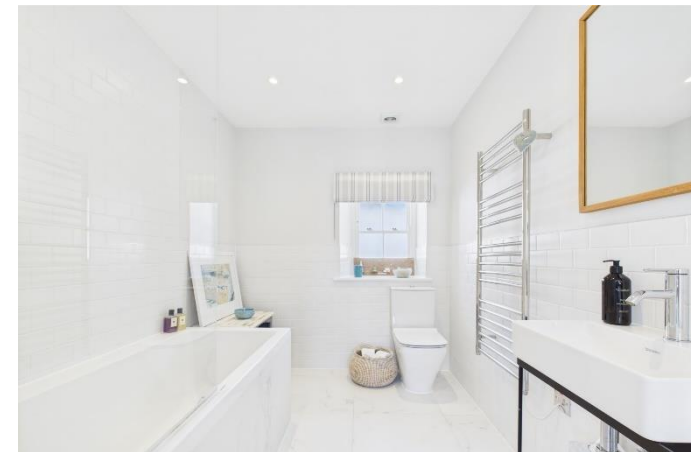


PROPERTY ID: 3627













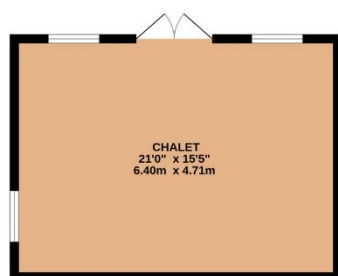
GROUND FLOOR
1132 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



WILSONS | Knight Frank



TOTAL FLOOR AREA : 1939 sq.ft. (180.1 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

No gas

Electric 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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