



# The Old Barn, Roslyn Farm

La Rue De La Pointe



Knigh  
Frank

# The Old Barn, Roslyn Farm, La Rue De La Pointe, St Ouen, JE3 2HT

A charming granite cottage located off a quiet rural lane, away from any main roads. The property forms part of an exclusive development of just five homes and is approached via a long driveway, creating a peaceful and private setting. Full of character, the cottage offers a quiet oasis that would be ideal as a first home or as a downsizing opportunity for someone seeking a charming property.

The house has recently benefited from a newly installed shaker style kitchen complete with integrated appliances and a Belfast sink. The kitchen is a generous size and provides space for dining and entertaining. Separate from the kitchen is the living room, which features an original fireplace. Although currently blocked, it could easily be reopened or fitted with a log burning stove, perfect for cosy winter evenings.

Upstairs, the cottage offers two large double bedrooms and a spacious house bathroom. Some light decorative updating would further enhance the charm and character of this lovely home.

Externally, the property benefits from an enclosed courtyard to the side of the house. While it is not accessed directly from the living room, it provides a private outdoor space that is safe for pets and ideal for enjoying the sun or doing some light gardening. The area is very low maintenance. The property also includes two designated parking spaces.

This is a wonderful home in a sought-after location, just a short walk from the local pub and village amenities yet enjoying complete peace and quiet.



Parish: St Ouen

Qualification: Qualified

Tenure: Freehold

Price £645,000



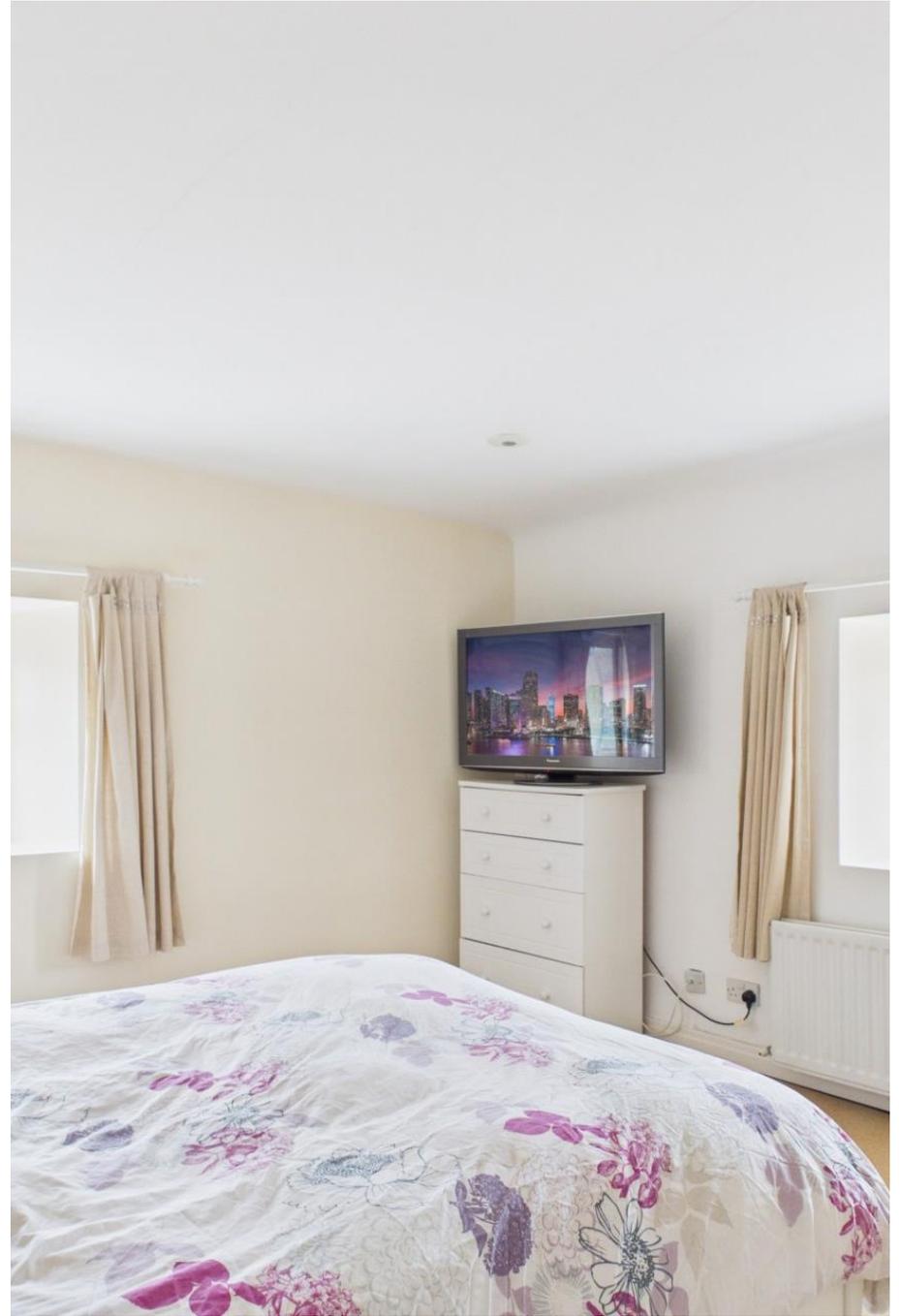
- Character granite cottage
- Two double bedrooms
- Charming development
- New shaker style kitchen
- Close to village amenities
- Courtyard and two parking







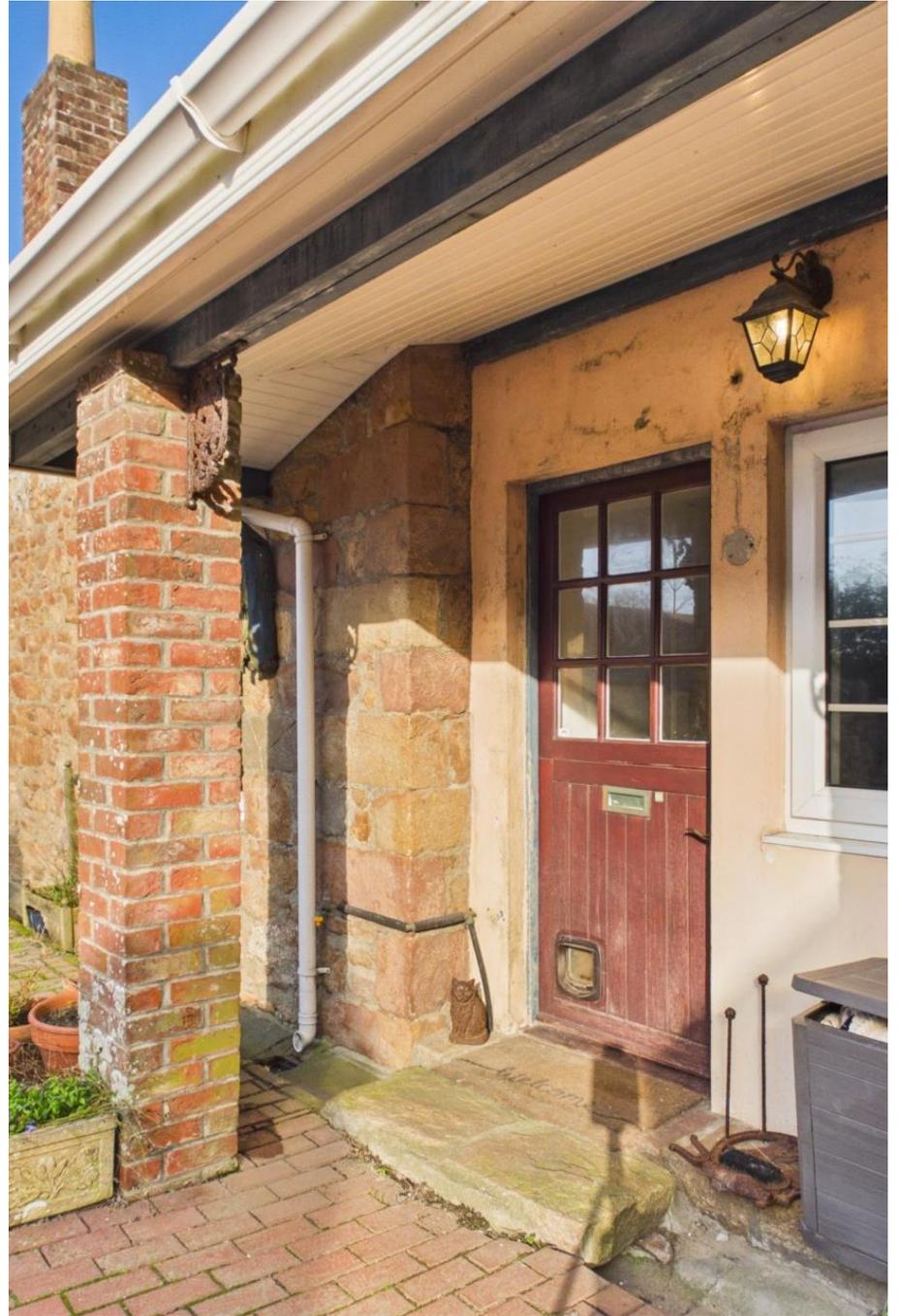






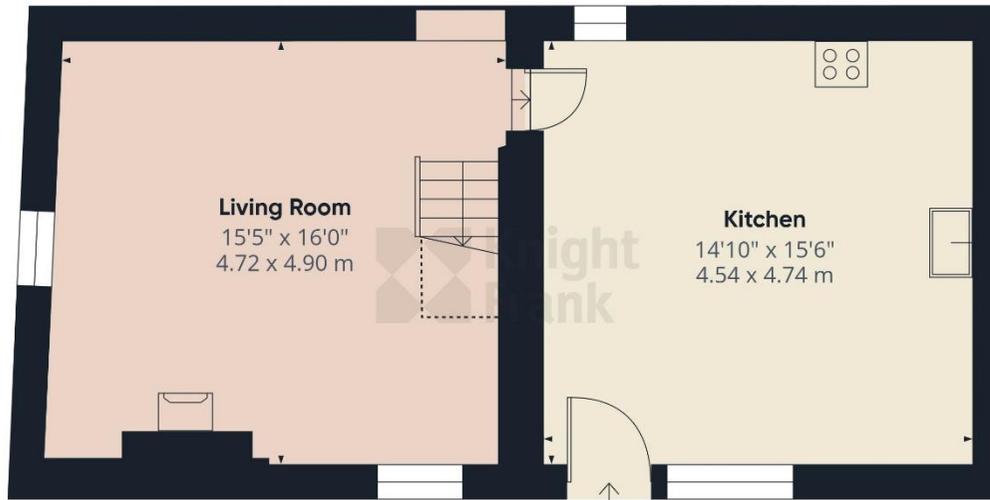




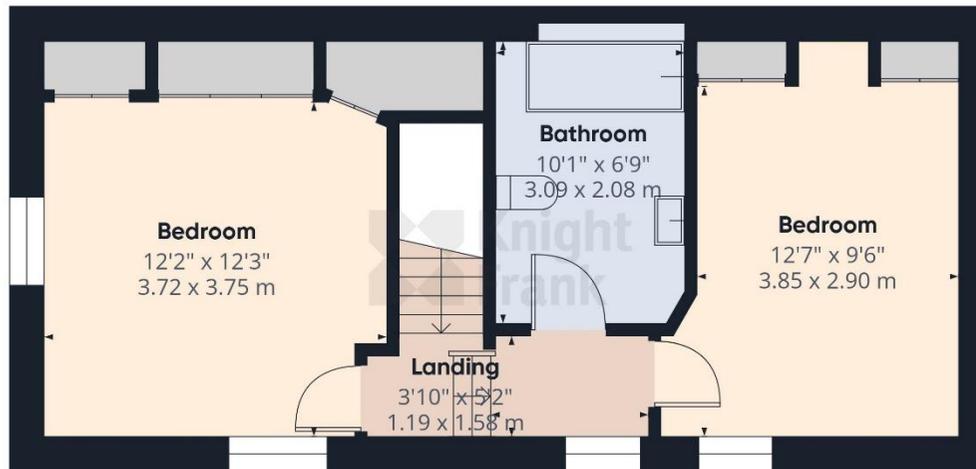








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

926 ft<sup>2</sup>  
85.9 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Mains water

Mains drains

OFCH

Double glazing

+441534 877977

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