



Oyster Cottage, 1, New Road

St Martin, Jersey, JE3 6EX

Asking price £970,000



We are delighted to offer you this stunningly beautiful 3 bedroom, 2 bathroom cottage full of character and perfectly positioned in the highly sought after location of Gorey Village.

Located opposite the slipway at Rhonas, the home offers a wonderful lifestyle setting with the harbour, beach walks and village amenities right on your doorstep. The whole property is a real delight and features a fantastic kitchen / diner with bi folding doors that open directly onto a sun trap paved garden, ideal for al fresco dining and entertaining. The ground floor also offers a sumptuous lounge with a working fireplace, a second reception room currently used as a home office, plus a very handy and spacious utility room. On the first floor, the principal bedroom enjoys sea views and benefits from its own en suite shower room. There are two further double bedrooms, along with a house bathroom.

Please note the property does not include allocated parking. However, there is street parking available outside the cottage, along with plenty of free parking nearby.

If you are looking for a home that combines location, character and a property you can simply move straight into, this is a must see. Gorey Village offers an abundance of local restaurants, bars and shops, and the property is also ideally positioned on the excellent number 1 and 1A bus routes, making connectivity effortless. Viewing is highly recommended.



Ground Floor

Entrance Hallway 16'10" x 4'9" (5.15 x 1.45)

Welcoming entrance hall with natural stone flooring, doors to lounge, second reception & kitchen / diner. Carpeted stairs to first floor.

Kitchen / Diner / Family Room 20'6" x 11'3" (6.25 x 3.45)

A fantastic sized kitchen diner to the rear of the cottage with velux windows (with blinds) letting in plenty of natural daylight and bifold doors opening on to the paved garden providing an excellent space for alfresco living and dining as well as catching those rays.

The kitchen itself consists of a range of high and low white wooden kitchen units with quartz worksurfaces and tiled splashbacks. It also boasts an under mounted Belfast sink, Quooker tap, all Neff appliances including oven, combi oven, induction hobs with extractor over, fridge/freezer & dishwasher. The same natural stone flooring continues through to the utility room and there is recessed lighting.

Utility 10'2" x 5'3" (3.1 x 1.62)

Great sized utility housing the washing machine, dryer, boiler & built-in cupboards providing plenty of storage.

Lounge 18'8" x 13'11" (5.7 x 4.26)

Bright & airy sumptuous lounge laid to carpet with functional open fireplace ideal for those winter evenings.

Reception 2 / Home office 18'10" x 7'4" (5.75 x 2.25)

Generous sized, dual aspect reception currently being used as a home office with windows letting in plenty of light.

First Floor

Landing

Landing laid to carpet with doors to three bedroom & house bathroom. Access to loft space.

Master Bedroom 15'7" x 9'10" (4.75 x 3.0)

Very light & airy dual aspect double bedroom laid to carpet and views across the slipway to the sea beyond. Built-in cupboards.

En-suite 9'10" x 3'11" (3.0 x 1.2)

En-suite shower room with walls and floor tiled in natural stone & mosaics. Shower with glazed sliding door, wall hung WC, heated towel rail and wash hand basin with cupboards below and double mirrored cupboard above. Recessed lighting.

Bedroom 2 10'7" x 10'4" (3.25 x 3.15)

Light & airy double bedroom laid to carpet with built-in storage.

Bedroom 3 12'5" x 8'6" (3.8 x 2.6)

Double bedroom with wood effect flooring. Window overlooking rear garden.

House Bathroom 9'2" x 4'9" (2.8 x 1.45)

House bathroom with wood effect flooring and fully tiled walls. Bath with shower over and screen, WC, wash hand basin with glass shelf and lit mirror above, heated towel rail and frosted window. Recessed lighting.

Exterior

Fantastic sun trap, low maintenance paved rear garden accessed through the bifold doors from the kitchen / diner at the rear of the house ideal for chilling out and enjoying an alfresco lifestyle.

Services

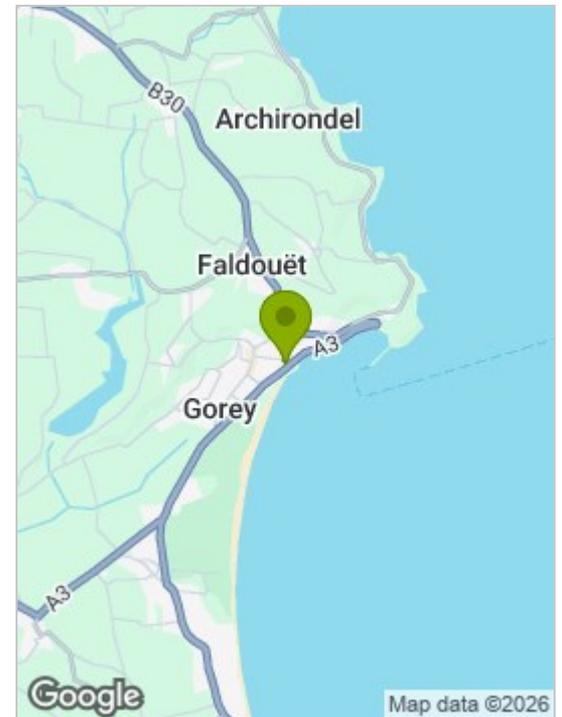
Mains drains, mains water electric heating. Fully double glazed.

Directions

Oyster Cottage is at the top end of New Road opposite the slipway at Rhonas on the beach.

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 of 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.

Area Map



Floor Plan



Energy Efficiency Graph

