



La Maison De La Croix Catelain

Le Boulivot De Bas



La Maison De La Croix Catelain, Le Boulivot De Bas, Grouville, JE3 9UH

Located on a peaceful country lane in the highly desirable parish of Grouville, this charming granite property offers flexible and spacious accommodation, perfect for a large family, multi-generational living, or, subject to planning, conversion into two separate dwellings.

The ground floor features a welcoming sitting room with a fireplace, a well-appointed kitchen, a separate dining room, and a convenient utility room. Upstairs, you'll find three generous double bedrooms, including a primary with en-suite and study/dressing room, a family bathroom, and an additional WC with wash hand basin.

A stand out feature is the large reception area with its own kitchen space—ideal for second generation, creating additional bedrooms or transforming into a self-contained unit (subject to planning approval). There's also a substantial loft space offering conversion potential.

Outside, the property boasts a beautiful front garden, large garage and workshop, two front parking spaces, and additional courtyard parking to the rear.



3

2

3

Parish: Grouville

Qualification: Qualified

Tenure: Freehold

Price £825,000



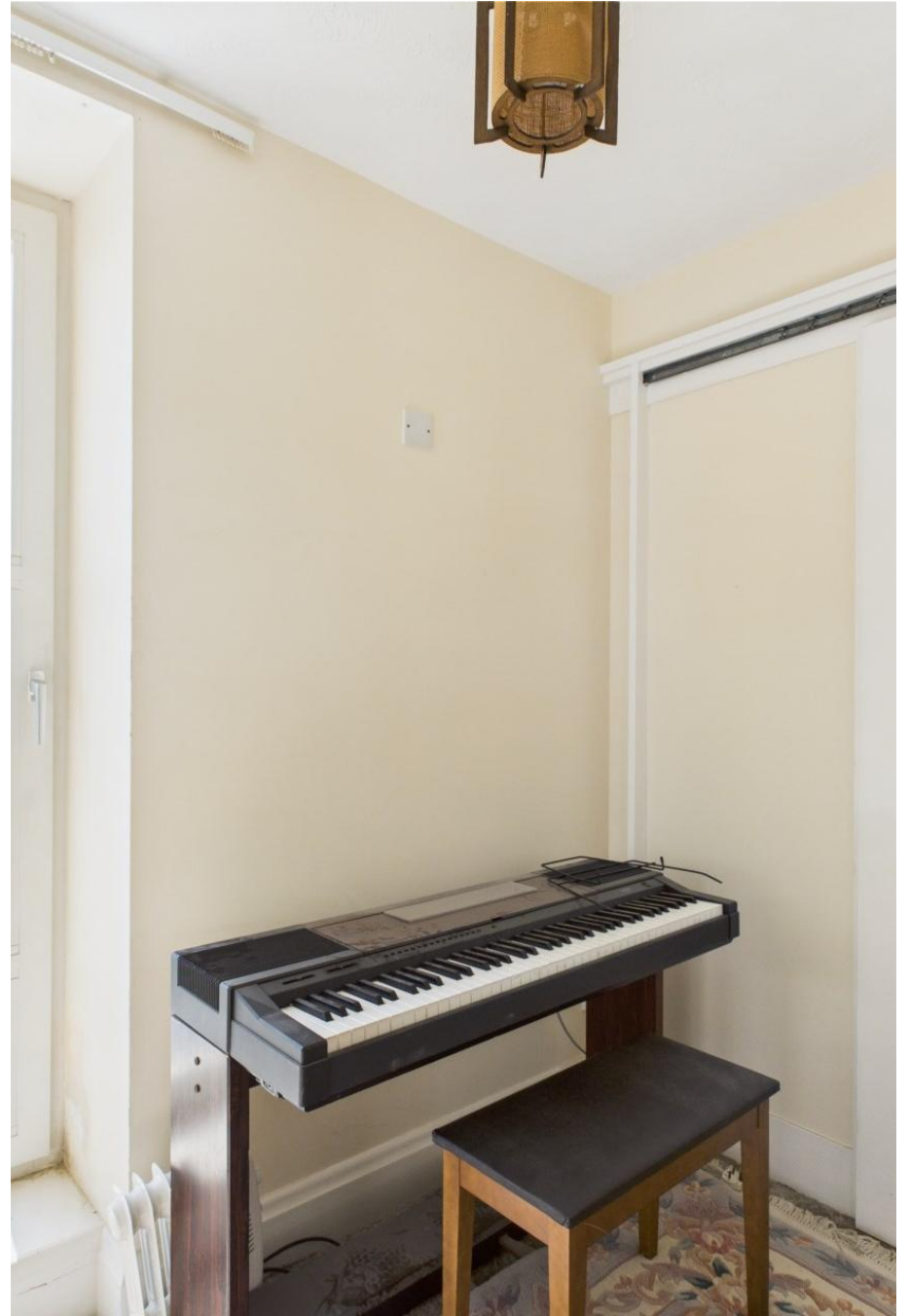
- Flexible layout
- Three bedrooms, two bathrooms
- Two receptions and kitchen downstairs
- Plus spacious reception area with secondary kitchen
- Ample garaging, workshop & multiple parking
- Peaceful yet convenient Grouville location













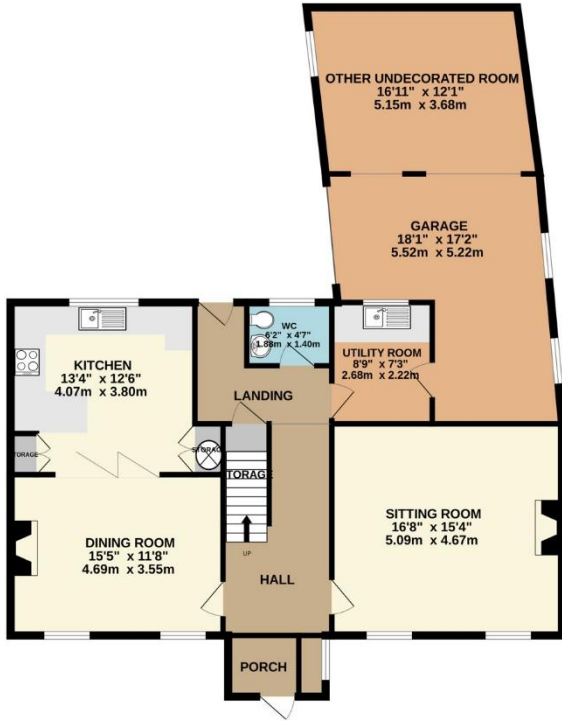








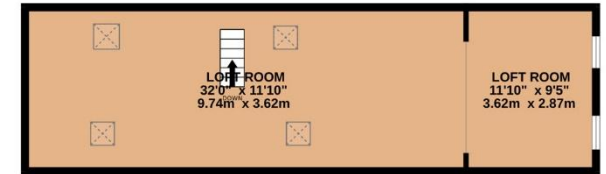
GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 3067 sq.ft. (284.9 sq.m.) approx.

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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 drains

Mains water

Oil fired central heating

+441534 877977

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