

# Sycamore Cottage

La Mont De La Barcelone



# Sycamore Cottage, La Mont De La Barcelone, St Mary, JE3 3BF

Set within beautifully established grounds, Sycamore Farm is a charming south facing granite home that has been lovingly and sympathetically renovated and extended by a skilled craftsman builder. Combining traditional character with contemporary comforts, this exceptional four bedroom property offers generous family accommodation in a wonderfully peaceful and private countryside setting.

The beautifully presented interior showcases exposed granite features, warm wooden flooring and an abundance of natural light throughout. Offering four bedrooms, three bathrooms and three versatile reception rooms, the accommodation provides an ideal balance of comfortable family living and entertaining, whilst retaining the warmth and charm of the original home.

Occupying a substantial plot, the property is surrounded by mature gardens, expansive lawns and natural areas, creating a wonderful outdoor environment for the whole family to enjoy. A stunning natural freshwater swimming pool provides a unique focal point, complemented by a sauna, whilst children`s adventure areas and generous open spaces offer endless opportunities for outdoor activities and relaxation. The home`s southerly aspect ensures the gardens and living spaces benefit from plenty of natural light and sunshine throughout the day.

Perfectly positioned for those who appreciate the outdoors, Sycamore Farm enjoys easy access to beautiful countryside walks and nearby National Trust land, whilst remaining just minutes from the Devil`s Hole Inn and the local shops and amenities of St. John.

Combining timeless granite charm, thoughtfully modernised interiors and exceptional outdoor space, Sycamore Farm presents a rare opportunity to enjoy peaceful country living in a truly special family home.




Parish: St Mary

Qualification: Qualified

Tenure: Freehold

Price £3,550,000





- Charming south facing granite family home
- Beautifully renovated and extended throughout
- Four bedrooms, three bathrooms and three reception rooms
- Substantial private grounds with mature gardens
- Natural freshwater swimming pool and sauna
- Peaceful countryside setting near National Trust walks

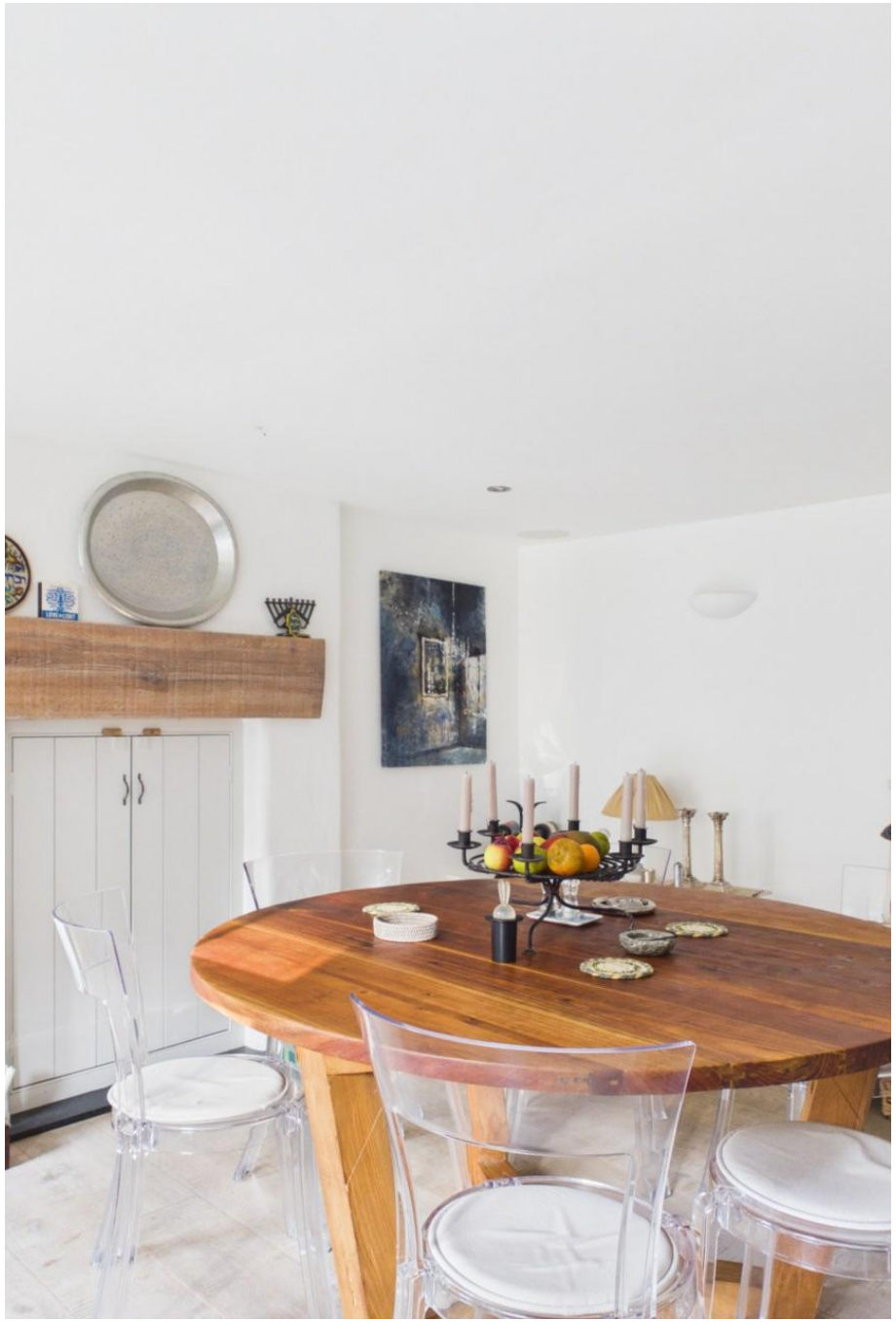



























Sycamore Cottage






















**Ground Floor** Building 1




**Floor 1** Building 1

**Approximate total area**(1)

2537 ft²

235.8 m²

**Reduced headroom**

119 ft²

11.1 m²




**Floor 2** Building 1




**Ground Floor** Building 2

(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.

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