

2 Franklin Cottages

Rue Des Buttes



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## 2 Franklin Cottages, Rue Des Buttes, St Mary, JE3 3DE

Located in the highly sought after parish of St Mary, this charming cottage is brought to market for the first time in over a century. Owned by the same family for six generations, the property is rich with history and offers a truly unique opportunity for its next owners.

The accommodation currently comprises a delightful two bedroom cottage with study, seamlessly interlinked with a self-contained one bedroom annex, an ideal layout for multi generational living, guest accommodation, or the potential to generate an additional income. Both have their own entrances with a small courtyard garden to enjoy al fresco dining. Alternatively, the cottage could be remodelled into one spacious and characterful home, tailored to your requirements.

Recently repainted and newly carpeted, the interior presents a welcoming blank canvas with scope for further modernisation, a wonderful opportunity to create a home that reflects your own style and vision.

Although the cottage does not offer on-site parking, there are convenient options nearby, along with excellent public transport links. Local amenities are just a short stroll away, as is the popular St Mary's Inn and also in Les Quennevais catchment area, enhancing the appeal of this superb location.

Full of potential, this enchanting property awaits someone ready to write its next chapter.



Parish: St Mary

Qualification: Qualified

Tenure: Freehold

Price £510,000



- Charming cottage
- Two bedroom plus study
- One bedroom interlinked annex
- Popular parish location
- Small courtyard
- Blank canvas



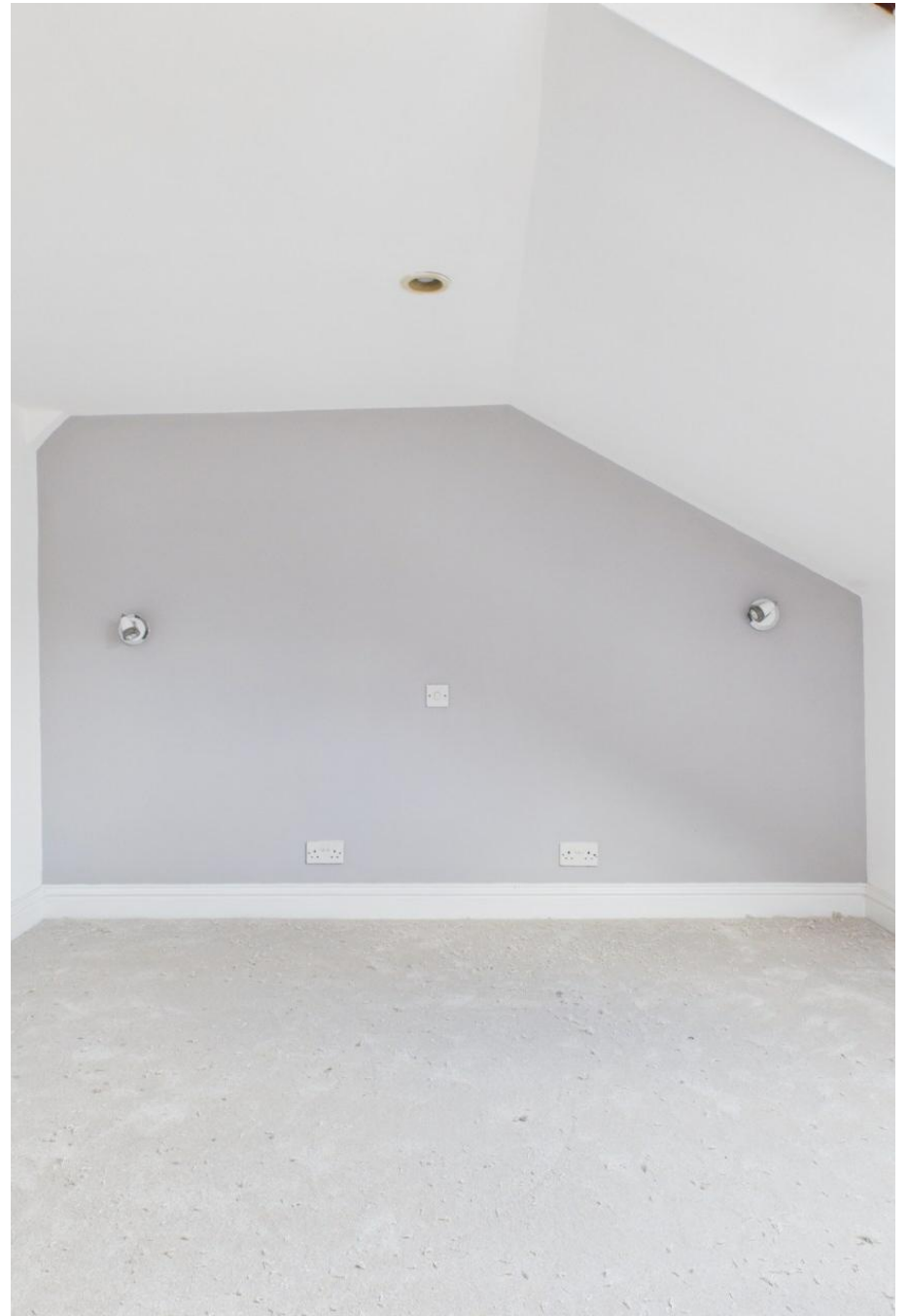




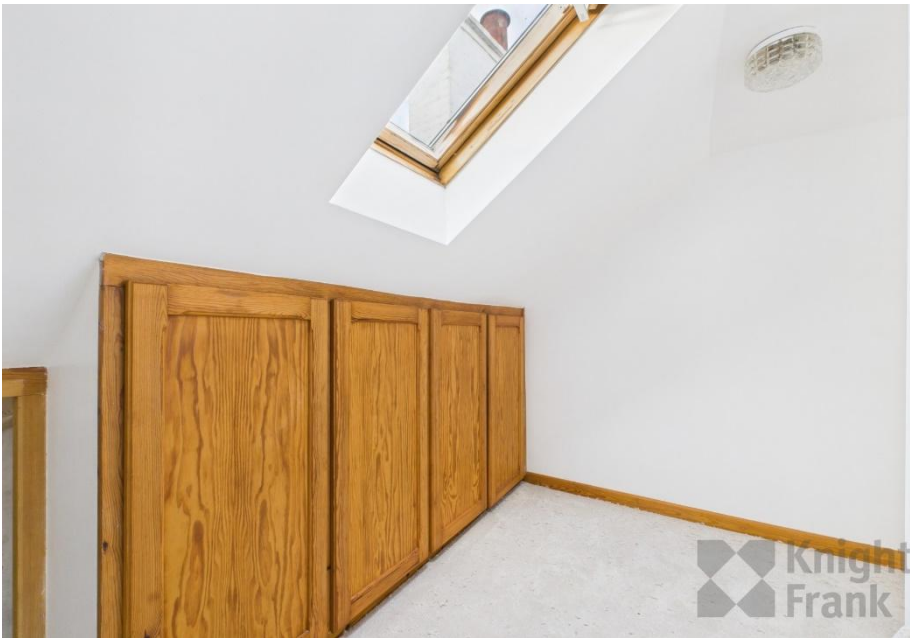
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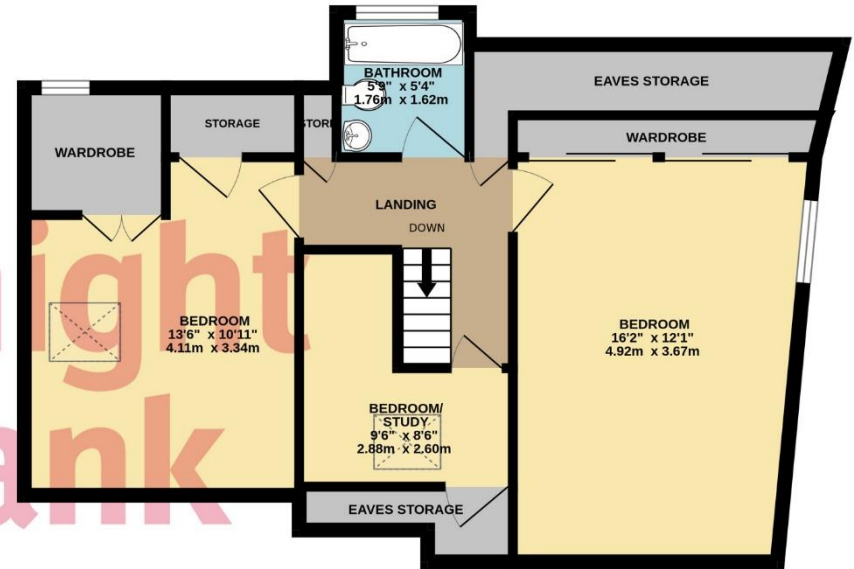




GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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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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 ( metered)

Bottled gas (hob only)

Oil fired central heating

Full double glazing

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