



LA FERME ÉS FRÂSES
COLLECTION

5

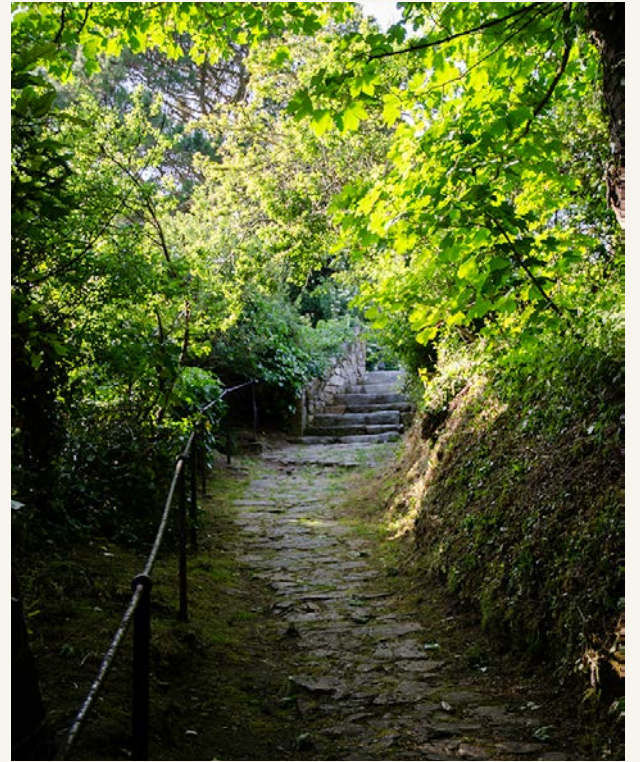


STUNNING LOCATION

Introducing an exclusive development of 5 unique new local market homes set in rural St Saviours. The site, formerly known as the Strawberry Farm, is located in the charming quiet lane of Rue des Issues.



LA FERME ÉS FRÂSES
Rue Des Issues, St. Saviours, Guernsey GY7 9FS



MODERN

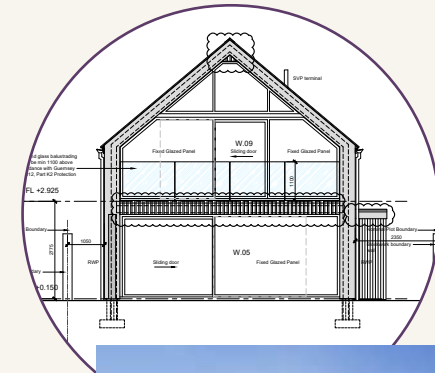
HIGH QUALITY

Design

The layout is an interesting 'street' design consisting of a row of 5 contemporary, single storey, timber clad houses, all with glazed west facing aspects. The houses are block work construction with block and beam floors, providing an exceptionally solid structure, superior insulation, airtightness and sound insulation between floor and walls. Aluminum windows, timber clad, zinc roofs and a high specification and design merit.

Features

The design of the houses is classic contemporary with the use of plenty of wood and natural materials. The houses will have something of a contemporary barn feel, combined with the benefit of large window openings and abundant natural light. The west facing glazed gables and sliding doors provide the main living areas and the master bedroom with wonderful rural views and outdoor living. The houses will feel light and airy due to the open plan designs. Carefully considered landscaping and planting will mature into this rural location producing a unique development.



SITE LAYOUT



There are 3 different internal ground floor layouts, all of which fully optimise the space, including provision for storage and home office space.

OVERALL SIZES

- 1 Plot size 983 sqm (10,581sq ft)
+ field 1,442 sqm (15,521 sq ft)
GIA House 1 - 2,200 sq ft or 205 m²
- 2 Plot size 775 sqm (8,342 sq ft)
GIA House 2 - 1,850 sq ft or 170m²
- 3 Plot size 869 sqm (9,353 sq ft)
GIA House 3 - 1,850 sq ft or 170m²
- 4 Plot size 801 sqm (8,621 sq ft)
GIA House 4 - 1,850 sq ft or 170m²
- 5 Plot size 1,146 sqm (12,335 sq ft)
GIA House 5 - 2100 or 195 m²



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Exterior and amenity space

The houses will all benefit from front and rear land. The front parking for 2/3 cars includes provision for car charging points and is surrounded by plant borders. The rear gardens, looked over from the glazed gables, will include natural stone patios, lawns and plant borders and can be accessed from the far end of the gardens via a vehicle track.

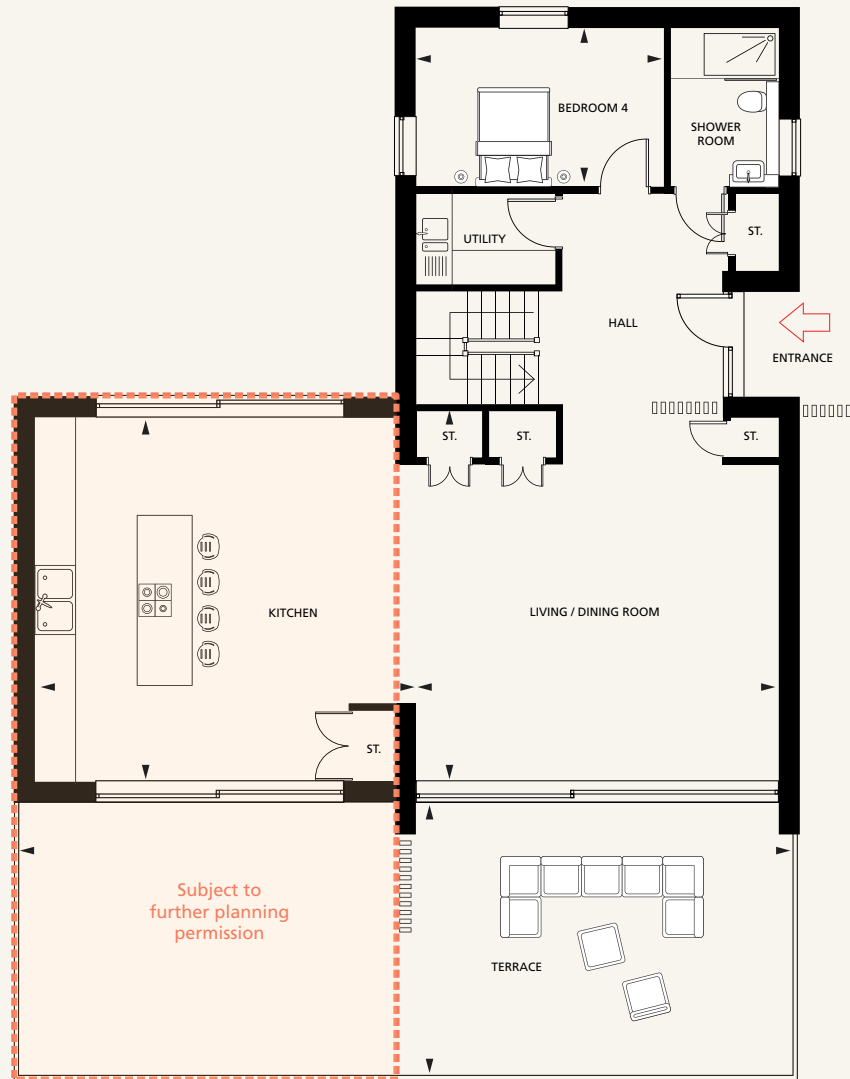
The walls and planters either side will separate the houses providing privacy.

The development includes a driveway, communal landscaping, meadow area and 3 additional visitor parking spaces.

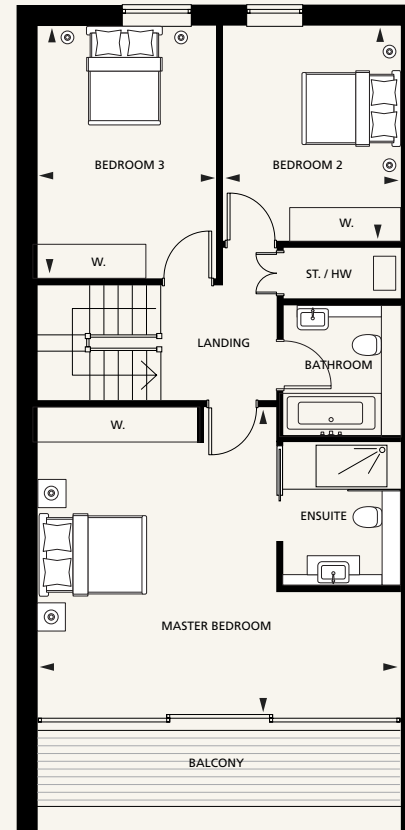


HOUSE PLOT 1

ST. – STORE | W. – WARDROBE | HW. – HOT WATER TANK



GROUND FLOOR



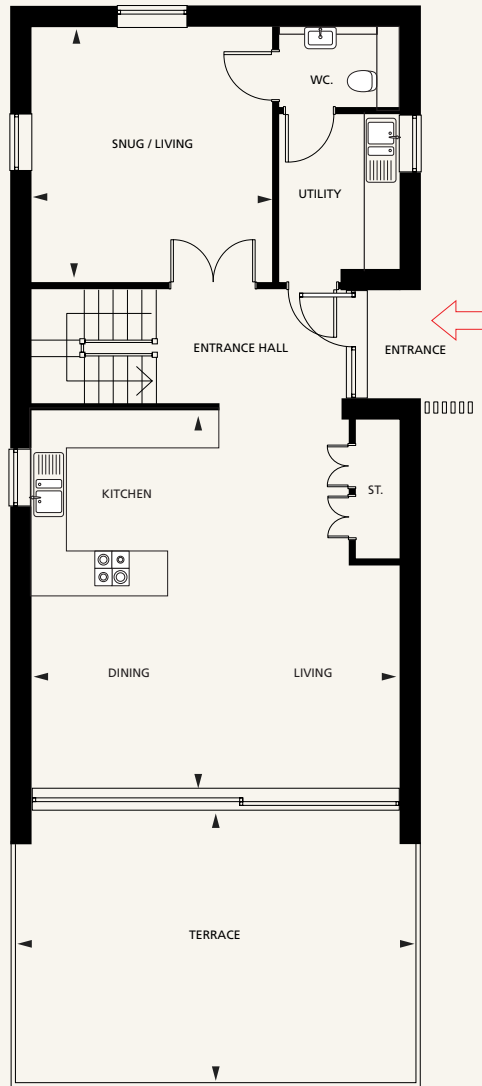
FIRST FLOOR

GROUND FLOOR	Metric	Imperial
Kitchen/Living/Dining	13 x 6.5m	42'6" x 21'3"
Bedroom 4 / Study	4.4 x 2.8m	14'4" x 9'2"
Terrace	3.0 x 12m	9'8" x 39'3"

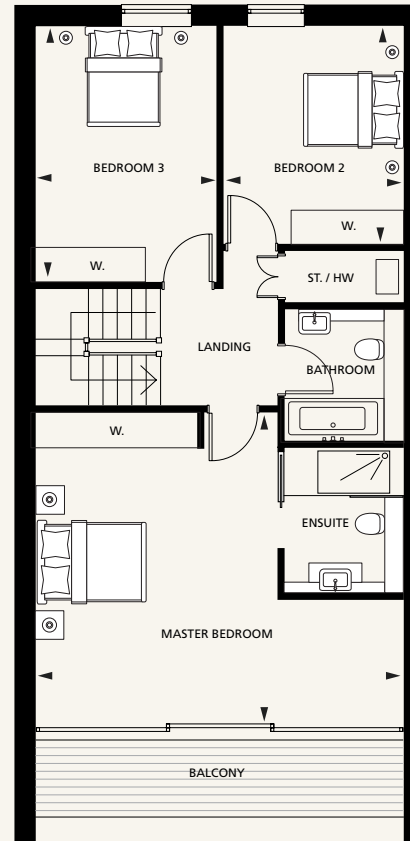
FIRST FLOOR	Metric	Imperial
Master Bedroom	5.5 x 6.3m	18'0" x 20'6"
Bedroom 2	3.1 x 3.8m	10'1" x 12'5"
Bedroom 3	3.2 x 4.4m	10'5" x 14'4"
Balcony	1.5 x 6.4m	5'0" x 21'0"

HOUSE PLOT 3

ST. – STORE | W. – WARDROBE | HW. – HOT WATER TANK



GROUND FLOOR



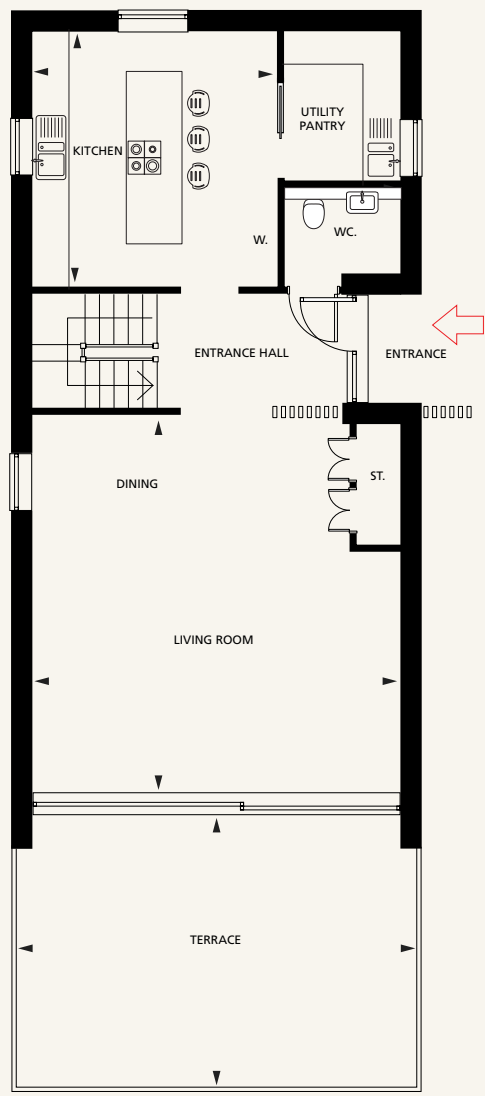
FIRST FLOOR

GROUND FLOOR	Metric	Imperial
Kitchen / Dining	6.4 x 6.5m	20'1" x 16'4"
Snug / Living	4.3 x 4.3m	14'1" x 14'1"
Terrace	3.0 x 6m	9'8" x 19'6"

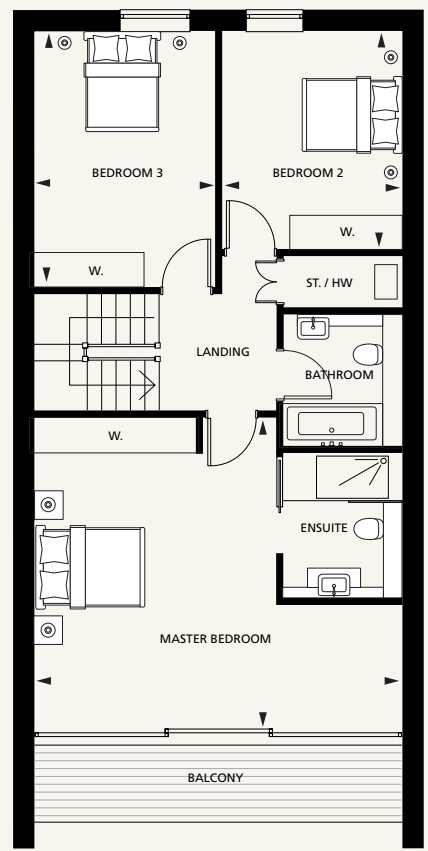
FIRST FLOOR	Metric	Imperial
Master Bedroom	5.5 x 6.3m	18'0" x 20'6"
Bedroom 2	3.1 x 3.8m	10'1" x 12'5"
Bedroom 3	3.2 x 4.4m	10'5" x 14'4"
Balcony	1.5 x 6.4m	5'0" x 21'0"

HOUSE PLOT 2 & 4

ST. – STORE | W. – WARDROBE | HW. – HOT WATER TANK



GROUND FLOOR



FIRST FLOOR

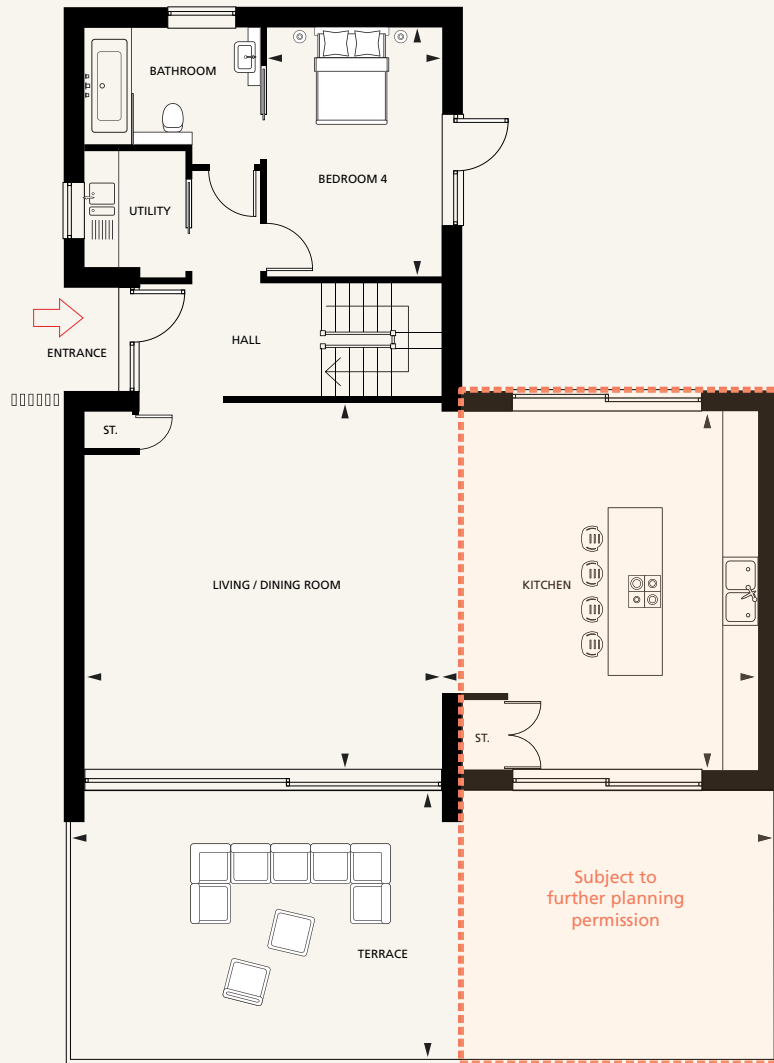
GROUND FLOOR	Metric	Imperial
Kitchen	4.3 x 4.3m	14'1" x 14'1"
Living/Dining	6.4 x 6.5m	20.1" x 16'4"
Terrace	3.0 x 6m	9'8" x 19'6"

FIRST FLOOR	Metric	Imperial
Master Bedroom	5.5 x 6.3m	18'0" x 20'6"
Bedroom 2	3.1 x 3.8m	10'1" x 12'5"
Bedroom 3	3.2 x 4.4m	10'5" x 14'4"
Balcony	1.5 x 6.4m	5'0" x 21'0"

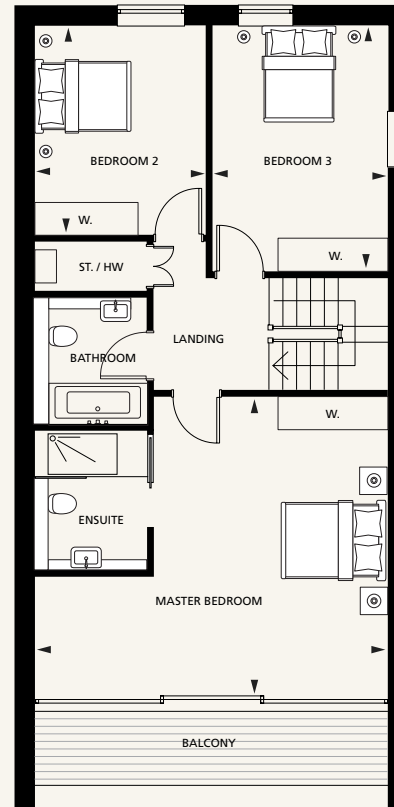
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any errors of omission.
This illustration is for identification purposes only.

HOUSE PLOT 5

ST. – STORE | W. – WARDROBE | HW. – HOT WATER TANK



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	Metric	Imperial
Kitchen/Living/Dining	12 x 6.5m	39'3" x 21'3"
Bedroom 4 / Study	4.5 x 3.1m	14'8" x 10'2"
Terrace	3.0 x 12m	9'8" x 39'3"

FIRST FLOOR	Metric	Imperial
Master Bedroom	5.5 x 6.3m	18'0" x 20'6"
Bedroom 2	3.1 x 3.8m	10'1" x 12'5"
Bedroom 3	3.2 x 4.4m	10'5" x 14'4"
Balcony	1.5 x 6.4m	5'0" x 21'0"

HIGH QUALITY

IMPECCABLE TASTE



Note these images are indicative rather than exact material finishes.



DEVELOPER & BUILDING TEAM

The Fuller Group has been established in Guernsey since 1970 and has a number of local interests and operations. In more recent years, the Fuller Group and their MD, Alex Fuller, has developed a reputation locally in the industry for producing high quality, distinct developments which have proved to be extremely sought after due to the high quality, stylish and tasteful finish. Projects include The Villa on the Grange completed in 2018 and One High Street in the town centre, both of which continue to be exceptionally popular amongst buyers and tenants.



Sale Agents: Swoffers, Living Room, Savills

La Ferme és Frâses is a development the Fuller Group is proud to be bringing to the market together with our professional, funding and construction partners.

Developer:

Fuller Group Ltd

Architect:

Lovell Ozanne

Landscape designers:

Sexton Green

Contractor:

Hillstone Ltd

Quantity Surveyors:

WT Partnership

Engineers:

Dorey Lyle and Ashman

Recent projects

One High Street – A complex mixed use development including four unique high quality loft style apartments.

The Villa - The renovation and restoration of a grand Georgian building producing seven elegant apartments on The Grange.





The details contained in this brochure are intended to give a general impression of the houses referred to therein but do not form part of any specification or contract. While reasonable effort has been made to ensure the accuracy of this brochure this cannot be guaranteed and no warranty is given in that regard. House designs and layouts (including room configurations), brand names and design features are indicative only and may change. Dimensions and measurements shown are approximate only and should not be relied upon. Computer generated images and photographs are indicative only. All sales remain subject to contract. Furniture shown in computer generated images in photographs or on plans is not included in sales.