



Grouville

£2,450,000

Traditional Jersey granite residence



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Idyllic country setting

Beautiful landscaped grounds

Picturesque courtyard

4 double bedrooms

Barn, outbuildings and 2 bed cottage

First time on market since 1950's







A delightful granite home dating back to 1830 and set in idyllic country location. Positioned on slightly elevated ground and enjoying open country views to the distant sea beyond. The property has well maintained grounds with some beautiful landscaping and planting, a sheltered patio area to the front of the property, ideal for al-fresco dining in the warmer months and a large expanse of garden with mature trees to the rear of the property with an area for a Boules pitch. In addition to the main house and grounds, the property owns three agricultural fields adjacent to the house.

The facade is 'dressed' granite with 9 x 8 pane sash windows and a central door. To the rear is a picturesque courtyard with granite buildings on all four sides. A granite archway allows gated vehicle access.

There is further scope to enhance and extend, subject to the necessary consent, as there is also a two bedroom cottage, a barn and outhouses.

Comprising: Entrance hall, sitting room, dining room, kitchen breakfast room with vaulted ceiling and access to the garden. Lower ground floor provides good storage, a laundry room, houses the boiler, pumps and space to store wine. First floor: two double bedrooms both with lovely country views and front and rear aspects, one bedroom is ensuite, the other has a dressing room/study and bathroom. Second floor: two double bedroom and house bathroom.

The main house is 3974 sq ft. The total space of the barn and cottage are 2379 sq ft.



In the near vicinity, it is an easy drive to the local grocery store, beach, Royal Jersey Golf Club and Gorey, with its popular restaurants, shops, village, amenities, harbour and historic Mont Orgueil Castle. In the opposite direction, it is a short drive to St Michael's School and a little further into St Helier.

This lovely home has been in the same family and is on the market for the first time since the 1950s. It would make a wonderful family home with lots of space for the children to explore and have 'adventures' in the large grounds. It would be an ideal two or three generation home, and can be used as staff accommodation or as a home with income.

The property comes with two agricultural fields with a total area of approx 9 verges. Further information is available on request.





SERVICES

Well water with ultra violet light system, septic tank and soak away.

There is an irrigation system in the formal side of the garden.

Garage & Parking: Covered parking is provided underneath the barn and in archway.
Parking on site for 10+ cars.

Category & Tenure: Freehold & Entitled



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 1080 SQ.FT.
(100.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1186 SQ.FT.
(111.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1044 SQ.FT.
(97.0 SQ.M.)



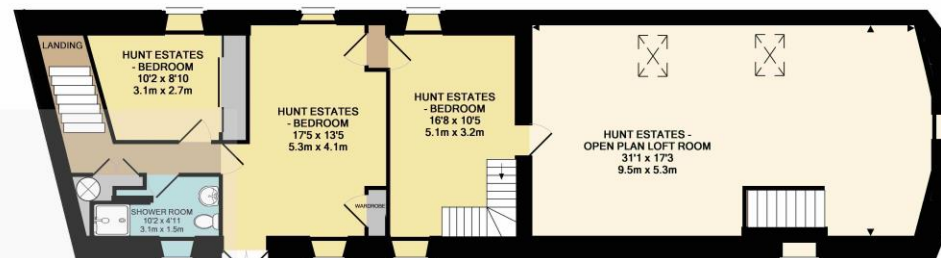
2ND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 3974 SQ.FT. (369.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1176 SQ.FT.
(109.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1203 SQ.FT.
(111.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2379 SQ.FT. (221.0 SQ.M.)

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All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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