

Hunt | Estates



St Peter

£3,500,000

Location, location, location



Award winning home

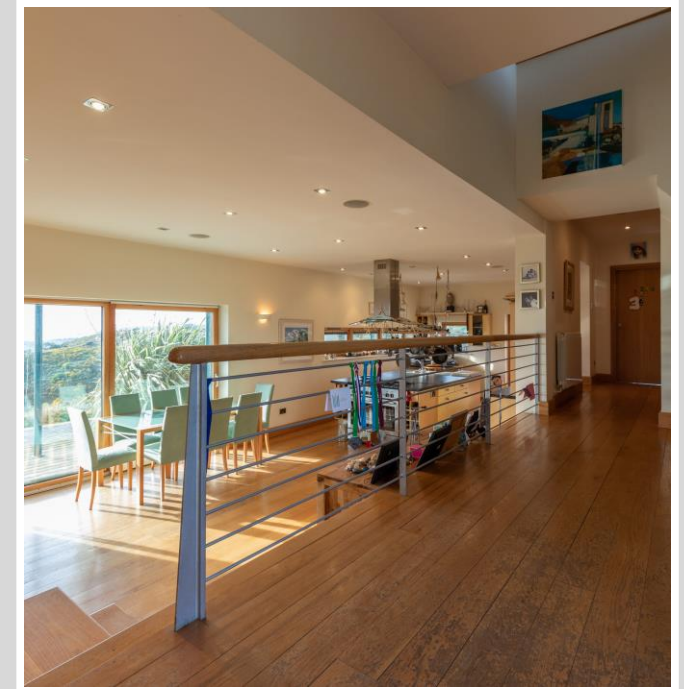
Nearly 3000 sq ft of accommodation with
plans for a further 1000 sq ft

Extensive gardens, orchards and equine land

Private location

Stunning views across St Ouen's bay

Double garage and ample parking



A modern style home set in elevated private position with sweeping views over St. Ouen's Bay. The property was built in 1997 by the current owner and every attention was given to maximising the quite spectacular view. The sitting room has a vaulted ceiling, full height windows, a real fire and doors lead to a large decked entertaining area which incorporates a covered gazebo dining space, and BBQ area. It is a magical space from which to watch nature, the ever-changing seascape, starry, starry nights and the spectacular sunsets, for which St. Ouen is famous.

The property is located at the end of a little known private road leading only to this home. It owns the surrounding land which includes an apple orchard and field for equine grazing.



In addition to the main house, there is a guest/nanny flat and double garage. Plans have been passed to add an additional 1,000 sq ft over 2 floors, to extend the main house. This would include another reception room and to extend the main bedroom suite above.

The location of this property is its glory, it will feed your soul and recharge you. Should you be seeking a peaceful nirvana then this house must be worth serious consideration.





Comprising: Entrance hall, large 33' kitchen, sitting room with vaulted ceiling and doors leading onto decked area, bedroom with built in cupboards, house shower room, utility room and access to 1 bedroom bedsit and garage. On the first floor there are 2 bedrooms both en suite with built in cupboards.

The 1 bedroom bedsit comprises: an entrance hall with spiral staircase and kitchen on the ground floor. On the first floor there is the bedroom/living space and bathroom.







SERVICES:

Mains water, soak away drains, double glazed and oil fired central heating

Parking: Double garage and parking for 12 cars

Category and Tenure: Entitled and Freehold



GROUND FLOOR
 APPROX. FLOOR
 AREA 1803 SQ.FT.
 (167.5 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 1199 SQ.FT.
 (111.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3002 SQ.FT. (278.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any errors. You may not make a permanent copy of or reproduce this floor plan in any form as the intellectual rights belong to Hunt Estates Limited.
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Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

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

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