

# Hunt | Estates



St. Ouen

£2,850,000

Distinctive and Elegant Family Residence



Distinctive character property

Spacious rooms and high ceilings

Separate 1 bedroom cottage

Generous and flexible family accommodation

Attractive gardens and outside space

Total of 5,648 sq ft

Planning permission for swimming pool





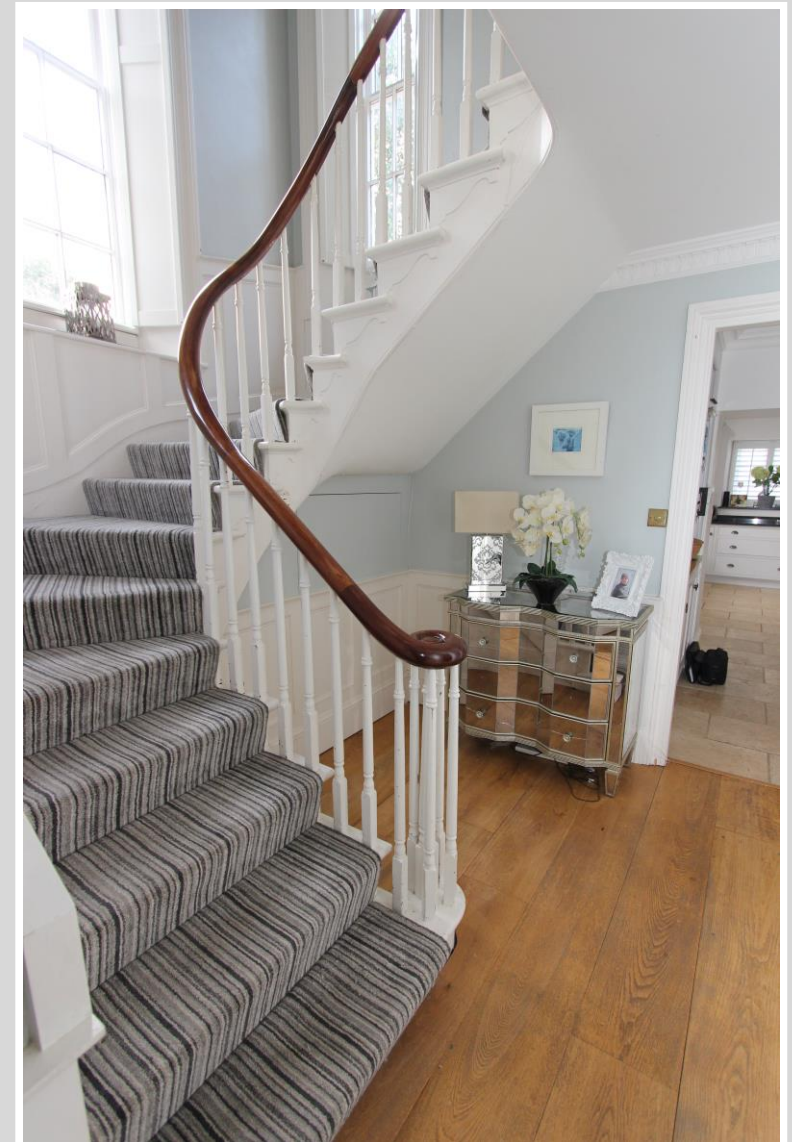


Set in an elevated position, this imposing Victorian Gothic Revival home is quite unique in the island. It evokes a sense of grandeur with large spacious rooms, high ceilings and large windows allowing the light to flood in. This distinctive property is characterised by its beautiful lacy 'gingerbread' trimmed barge-boards, steeply pitched roof and lancet windows.



There is a 28ft entrance hall with a sweeping staircase with mahogany handrail leading to the upper floors. There are five reception rooms ideal for the growing family to have their own space. The 31ft kitchen family room is just perfect for cosy suppers or the elegant dining room for more formal entertaining.

Externally there is an electric gated entrance, a large terrace perfect for al fresco dining and which enjoys the last of the setting sun, the gardens lead to the west with a decked area set in an elevated position over-looking the countryside to the sea.



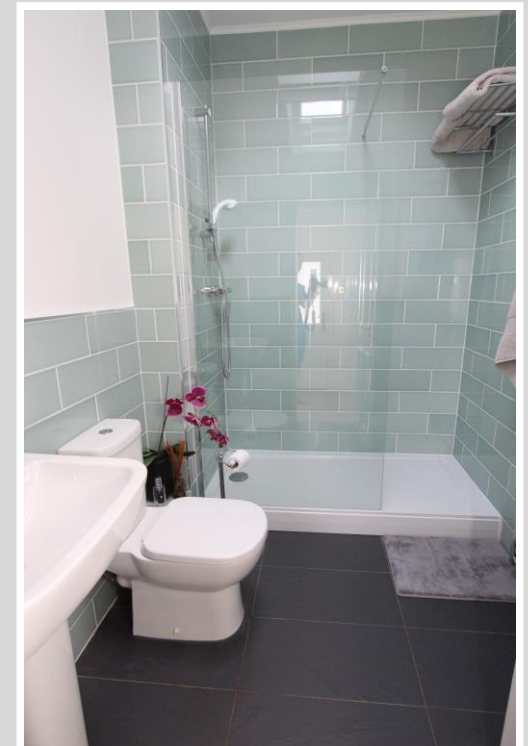




In addition to the main house there is a separate one bedroom cottage suitable for an au pair, extended family or as extra income.

The location is perfect for the many activities enjoyed in St. Ouen's Bay including surfing, bird watching on the nature reserve, golf, wind surfing, land sailing, paragliding or even just walking and enjoying a meal in the many restaurants that this stunning bay has to offer.

The village is just one minute's drive away and the airport just 5kms.





Comprising: Entrance hall, sitting room, dining room, conservatory, drawing room, kitchen/family room, utility, cloak room, study and shower room.

On the first floor: master bedroom with en suite and walk in wardrobe, 4 further double bedrooms all with fitted cupboards, 2 bathrooms and a balcony.

The cottage comprises: open plan sitting room/kitchen on the ground floor with access to the garage. On the first floor there is a double bedroom and bathroom.

Planning permission has been granted for a swimming pool complex.







### SERVICES:

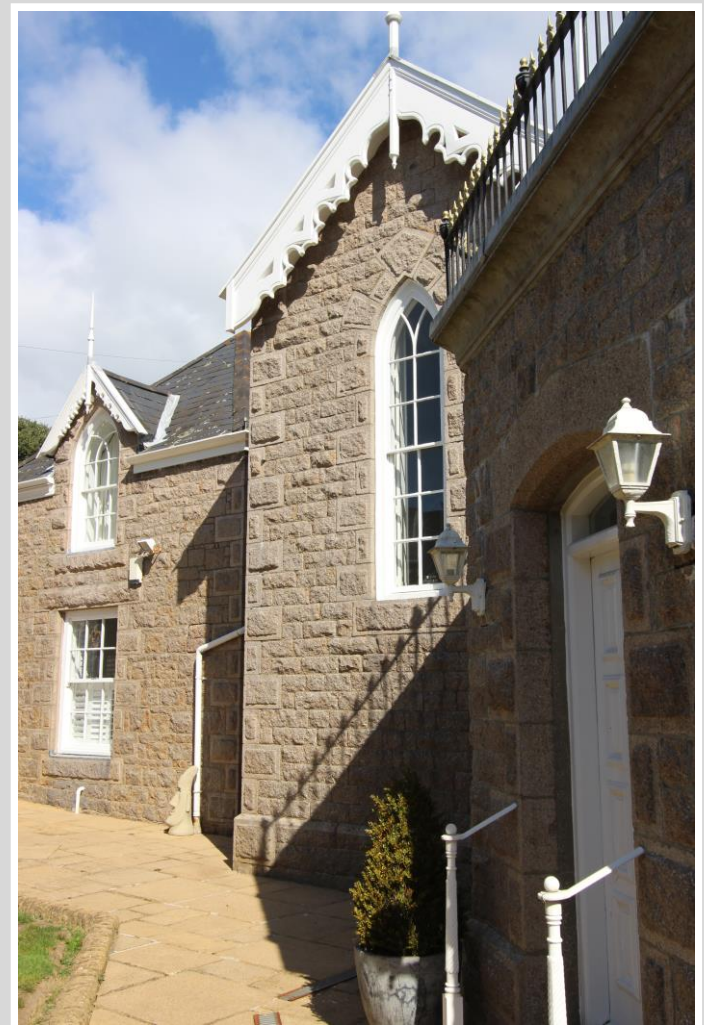
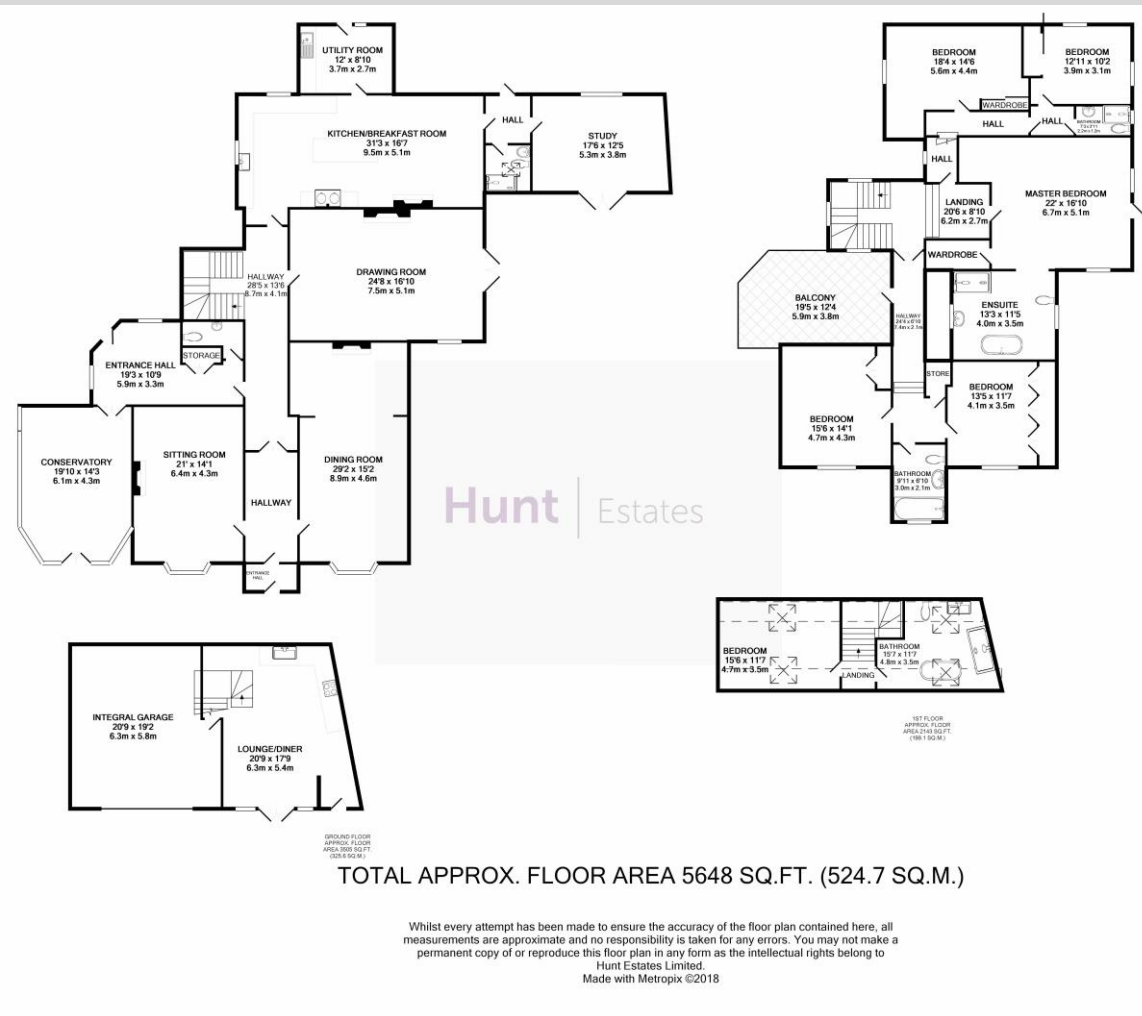
Borehole water with filtration system, mains drains, oil fired central heating with underfloor heating to kitchen, en suite bathroom and in the cottage.

Parking: Double garage and parking to lower area for several cars. Extra parking space for 2 cars to the west of the property with access to the side of the house.

Category and Tenure: Freehold and Entitled







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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