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Grouville

POA

Exceptional Residence on the Beach



Splendid sea views from main rooms

Beautifully decorated throughout

Sitting room with access to terrace with views

Large main bedroom with en suite & dressing room

Gated entrance for security and privacy

Kitchen with centre island and views

Views to Mont Orgueil Castle & Seymour Tower

Over 5,600 sq ft of accommodation

Cinema/TV room, snooker room and exercise area

Could be two generation home



A beautifully presented home set on the beachfront with magnificent sea views encompassing Mont Orgueil Castle & Seymour Tower.



Views to Mont Orgueil Castle and Seymour Tower

Approached via electric gates assuring privacy and security. This outstanding beach front home is positioned at the end of a small private road with no through access and well away from the main road. There is little noise pollution allowing one to relax and listen to the sound of the calming waves.

The property is on the beach, making it perfect for easy walks, and the promenade takes you to the Royal Jersey Golf Course. Gorey Village and Harbour are a bracing walk or a short drive. There are a good choice of restaurants, pubs and café's nearby and St. Michael's School is a short 5.7kms away.



Finished to a very high standard incorporating natural woods, this imposing family residence is arranged over 3 floors and offers over 5600 square feet (528m²) of accommodation.

The spacious kitchen is very well equipped with a centre island which opens up to the hexagonal shaped dining room, especially designed to maximise the magnificent sea and coastal views.



The main living spaces take full advantage of the sea and coastal views. The sitting room has almost full width windows and doors opening to the decked terrace overlooking the sea, and windows to the rear of the property.

The property is offered in immaculate condition throughout, which is a credit to the current Vendors.



The lower floor offers 1687 sq ft (156m²) of accommodation which could easily be utilised as a second generation space for young adults or extended family.

This space currently provides a TV/Cinema space, a billiard room with hand-built panelled walls, a gym/exercise area and a large walk-in shower room with porthole window looking to Mont Orgueil.

At first floor level there are three bedroom suites.

The main bedroom takes prominence with impressive sea views, a bathroom with centre bath where one can enjoy the sea views and a corner shower, the dressing rooms have a range of hand-built wooden wardrobes, hanging rails and drawers.





Comprising; Entrance porch, entrance hall, sitting room, study, kitchen, dining room, laundry room and utility room.

First floor; Principal bedroom with en suite bathroom and dressing rooms, bedroom two with dressing room space and en suite bathroom, bedroom three with fitted wardrobes and en suite bathroom.

Lower floor; tv/ cinema room, snooker room, large shower room, exercise area and storage space.



Externally, there are low maintenance patio and terrace areas, both to the east and west of the property, with attractive borders and low maintenance planting. An Irrigation system and external taps are conveniently positioned around the property, the whole being very well maintained. The secure gate from the property allows easy access to the beach and sea.



SERVICES

Services; Pressurised mains water, mains drains, oil central heating, 3 phase electricity, satellite tv, high speed fibre, B&O sound system, external lighting, garden irrigation system.

There is an extensive loft which is floored and has electrics.

Garage; Double garage with electric door and parking for approximately 6 cars.

Category and Tenure: Freehold and Entitled

NOTES: The vendors have informed us that the property was built in the 1980's and was completely renovated in 2001. There is a boat mooring in front of the property. Local artisan carpenters have worked extensively on the property using natural wood for skirtings, doors, architraves, fixtures and fittings.



BASEMENT LEVEL
APPROX. FLOOR
AREA 1086 SQ.FT.
(107.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 2328 SQ.FT.
(218.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1964 SQ.FT.
(183.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 5578 SQ.FT. (518.2 SQ.M.)

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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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