

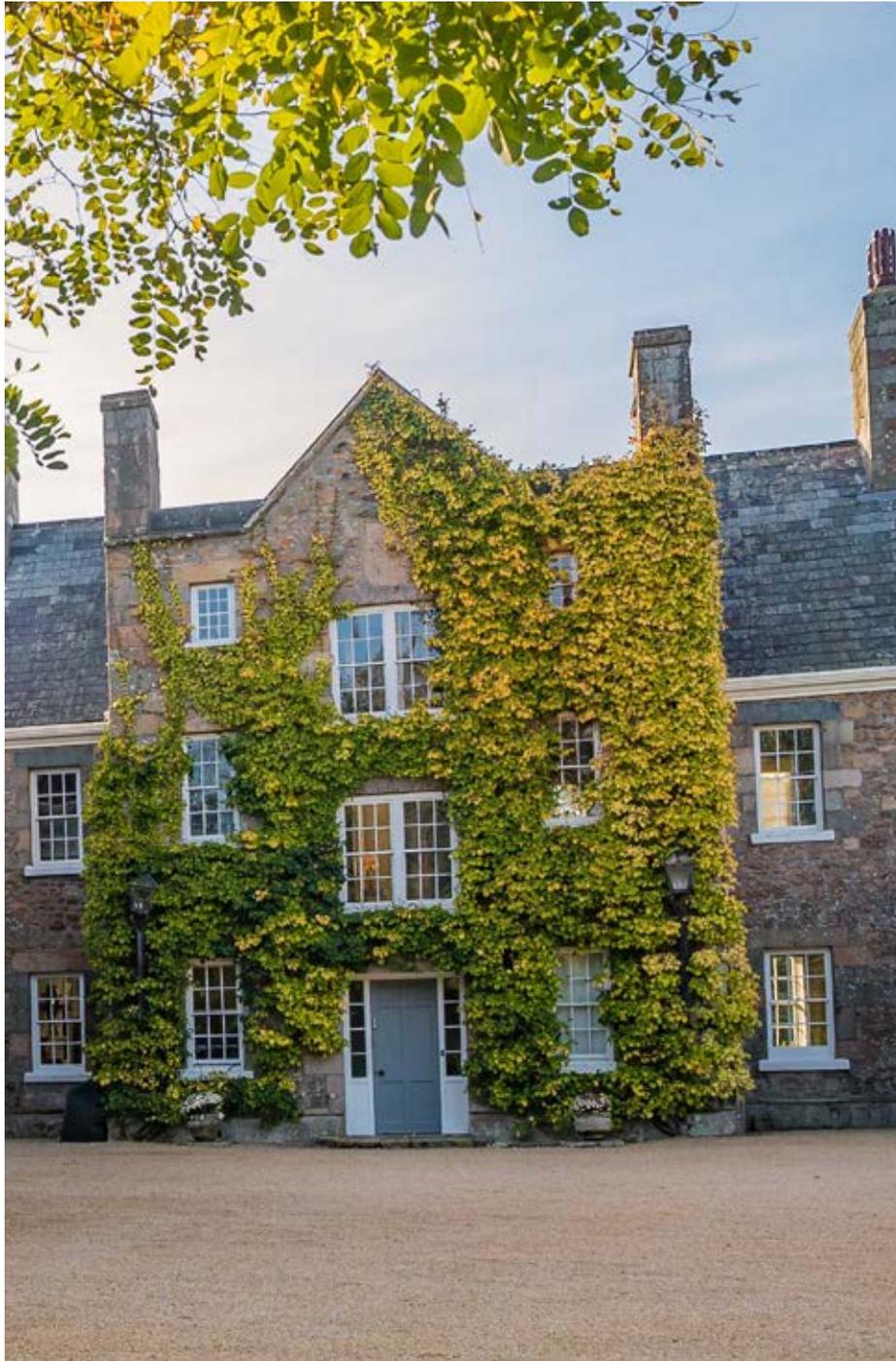
HISTORIC MANOR HOUSE

JERSEY, CHANNEL ISLANDS



Hunt | Estates





HISTORIC AND PRESTIGIOUS MANOR HOUSE

JERSEY • CHANNEL ISLANDS

Grade II Listed

Accommodation

Entrance Vestibule • Main Reception Hall • Drawing Room • Dining Room
Private Office • Estate Office • Kitchen/Diner • Sitting Room
Second Entrance Vestibule • Porch
Utility Room • Store • W.C

Six Bedrooms • Six Bathrooms • Two Dressing Rooms
Access via a separate staircase to large attic area 94ft by 14ft 9 inches

Additional Accommodation

Four Cottages: Marguerite: Three Bedrooms • Peronelle: Three Bedrooms
Jeanette: Two Bedrooms • Manor Court Cottage
Studio/Office and adjoining Greenhouse

Outbuilding

Gym • Double and Two Single Garages • Log Store • Garden Store • Two Stables

Main House Internal Floor area 9186sqft/853m²
Additional accommodation total internal floor area (4240sqft/394m²)
(Marguerite, Peronelle and Jeanette only)

Total internal area approximately 13,426sqft/1247m²
Total external area approximately 38.2 verges/(17 Acres)

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Director, Fellow NAEA



HISTORY

An Historical and Prestigious Jersey Manor House

The name Vinchelez is of great local historical significance. The first known person connected with the fief of Vinchelez was Alain de Vinchelez in the twelfth century. The fiefs have their roots in feudal allegiance to the Duke of Normandy during the 11th and 12th centuries. In Jersey, the holder of a fief is called a Seigneur, which is a similar position to an English manor lord.

Originally, the properties known as Vinchelez de Haut and the nearby Vinchelez de Bas, located in the north west of Jersey, were one fief known as Le Fief de Vinchelez, but were divided in 1605. Between 1606 and 1838, the historical Vinchelez de Haut Manor, believed to have been occupied by King Charles II for a time, was an entirely self-contained and self-supporting unit resembling that

of a compact mediaeval community. It would have once included a colombier (dovecot), a mill, stack yard, bakery, ash house, vrac (seaweed) house, cider press and lavoir.

Today, this wonderfully majestic granite Grade II Listed manor house of the late eighteenth century stands in large grounds totalling 38.2 vergées (17 acres), 9 vergées of which are garden, 8.5 vergées are for horse grazing. The remainder of the land surrounds the property and is farmed organically providing it with a large degree of privacy, peace and pesticide free fields. There are two horse size stables in the courtyard and one could build a dutch barn in the paddock adjacent to the sand school, if further stabling was required. (subject to planning permission).

Vinchelez de Haut Manor currently serves as a delightful family home and is further enhanced by four additional separate granite outbuildings that have been tastefully converted to high standard accommodation. These are currently rented out.

This prestigious property, which also has planning permission for a 1500sqft orangery, could be further enhanced to provide one of the grandest historical homes in Jersey.



Entertain in the large inter-connecting rooms

As you enter from the north side vestibule, you are immediately greeted with a great sense of history and warmth, not least because of the variety of beautiful fireplaces throughout the property. What was originally the former parlour is now a grand entrance hall with, marbled floor and an eighteenth century marble fireplace, leading to a formal drawing room with another eighteenth century marble fireplace and beyond to a large oak panelled private office/library and estate office. South facing windows overlook a very private garden. This elegant part of the house is beautifully proportioned and enjoys a traditional nine window south facing dressed granite façade with three ornate dormer windows set into the traditional slate roof.

To the east of the entrance hall is a dining room with a fireplace also with access to the south facing garden. This is connected to a large open plan kitchen, dining and sitting

area equipped with two cooking ranges. This kitchen/diner measures 47ft 9 inches long and enjoys an outstanding floor to ceiling open fireplace with carved oak panelling, possibly dating back to the seventeenth century. This area also leads to a sitting room and benefits from a secondary preparation kitchen/utility area and additional separate entrance and porch from the western driveway, as well as east into the 19th century courtyard.

The whole ground floor is well suited for entertaining.

The first floor is accessed by a main staircase in the reception hall and a secondary (hidden) staircase from the kitchen entrance porch.

Photos Top: Entrance Hall

Bottom: St Ouen's Bay, Jersey

SITUATION

Vinchelez de Haut Manor to:

 St Ouen's Village - 1.5 miles

 Airport - 4.5 miles

 Plemont beach/ cliff paths – 1.3 miles

 St Ouen's bay - 1.7 miles

 St Helier – 8.0 miles

 La Moye Golf Club – 6.0 miles







Ground floor accommodation

Entrance Hall - A porch leads into the grand entrance hall with its beautifully coloured and patterned marble tiled floor, eighteenth century marble fireplace and ornate recesses and feature columns. This is a bright, welcoming room that benefits from two twelve pane south facing windows and another porch on the south side leads to the garden. There is also a cloakroom.

Drawing Room - A delightful room with another eighteenth century marble fireplace and stripped oak floors, this room is perfect for receiving guests for afternoon tea. Windows facing north and south.

Kitchen/Diner - This area forms part of the west/east facing wing of the property. It has an entrance vestibule from the main driveway and additional access from the eastern courtyard via a large porch, allowing

the light to flood in. This large, open plan space is a wonderful room for entertaining and exudes warmth not least because it is equipped with a traditional Aga at one end as well as the King of all cooking ranges, La Canache, located in the centre island.

However, the room's stand out feature is its ancient dark wooden clad floor to ceiling fireplace providing a wonderful focal point. This area lends itself to a comfortable seating and dining area.

Utility Room - Utility room/preparation kitchen with access from the kitchen and large porch.

Sitting Room/Play room - This spacious room with working fireplace has windows to the west and doors to a small courtyard area and concealed hand-made folding doors between it and the kitchen/diner.

*Photos Top left to right: Sitting Room, Drawing Room
Bottom: Kitchen.*







Private Office/Library

A polished wooden floor and high ornate ceiling draws you into this fine room filled with light from three sides. The focal point is a fireplace inset into a wooden panelled wall from floor to ceiling.

Estate Office

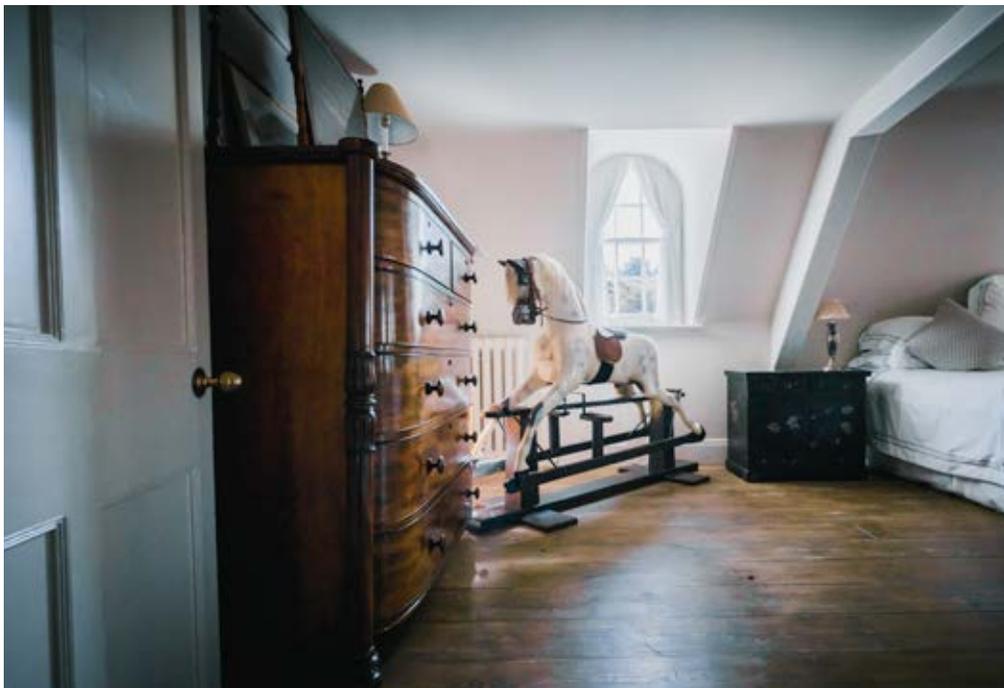
The Estate Office is accessed from both the Private Office and from directly outside.

Dining Room

Features include half wooden panelling, a natural stone floor and welcoming fireplace. Doors lead to the garden on the south. This room connects with both the reception hall and the kitchen /diner.



*Photos Top left to right: Seventeenth century fireplace, Private Office
Bottom: Dining Room
Facing page: Kitchen/Diner*



Six Bedrooms - There is a total of five bedrooms of varying sizes on the first floor, one of which features a large four poster bed and a further bedroom suite on the second floor.

First Floor - Principal Bedroom

Overlooking the south facing garden, this bedroom, measuring 24 ft 9 inches long, is flooded with light from three windows. It is enhanced by a fireplace, two en suite bathrooms and individual dressing areas, including a separate boudoir off the ladies dressing room accessed by a private staircase.

Bedroom 2 - This bedroom, with its en suite bath and shower has two windows facing west. Currently furnished with a four-poster bed and mahogany furniture, it serves as a large second bedroom.

Bedroom 3 - Overlooking the south garden with walk-in wardrobe and en suite shower room.

House bathroom Serving bedrooms 4 & 5

Bedroom 4 and Bedroom 5 - These two bedrooms have an adjoining door and can be used as one space or individually.

Laundry Room - External access as well as access to Peronelle Cottage if required.

Secret Staircase - From the landing, there is a secret staircase that leads down to the vestibule next to the kitchen/diner.

Second Floor - Bedroom 6

Set into a mansard style roof with white painted beams and dark wooden floorboards, a large room with two ornate dormer windows to the south and two further windows to the west. The bedroom suite includes en suite bathroom and a dressing room, providing for a self-contained guest suite.

This floor also provides large attic storage space 94 ft x 14 ft 9 inches and 21 ft at its maximum width.

*Photos Top left to right: Principal Bedroom, Bedroom 2
Bottom: 2nd Floor Bedroom.*



Further Accommodation

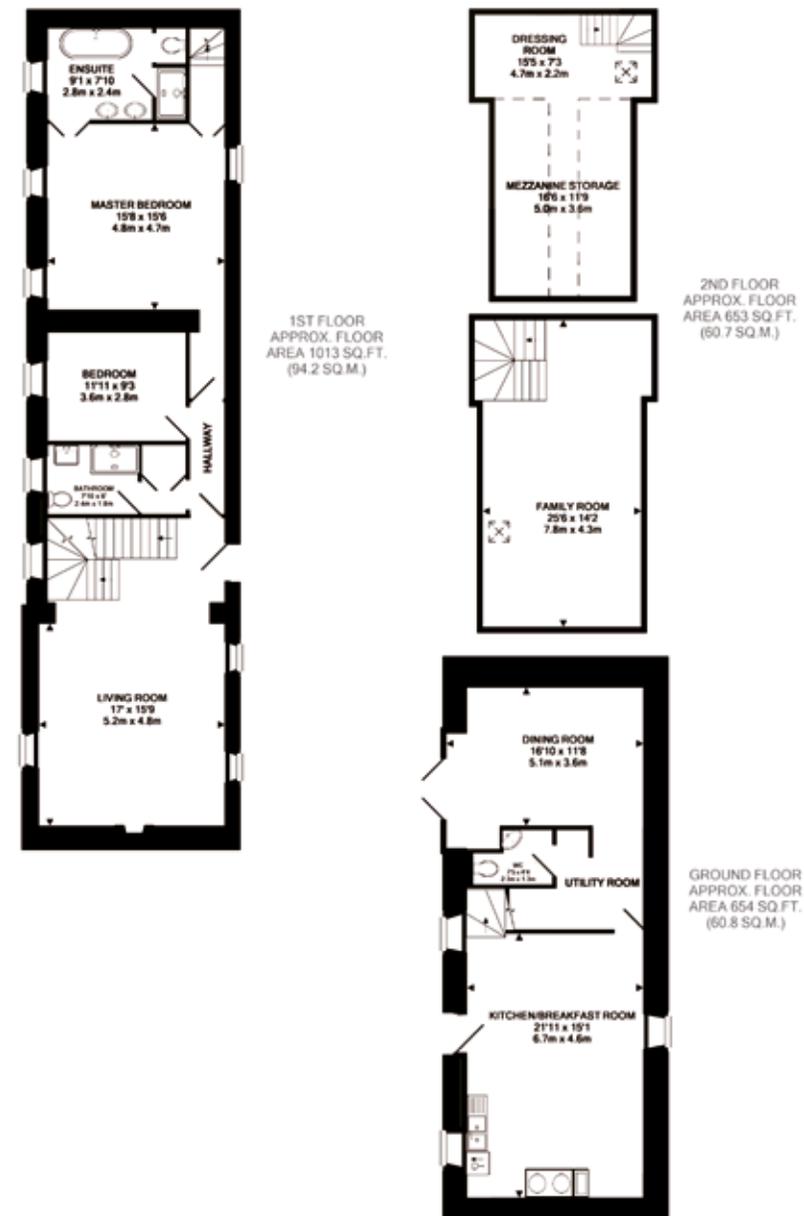
Marguerite

Tastefully furnished throughout, this delightful 2/3 bedroom granite accommodation, adorned with climbers on its east and west façade, is set over three floors and enjoys a very private east and south facing garden with pretty borders and lawn.

On the ground floor is a kitchen breakfast room equipped with an Aga, a utility room and WC. There is also a formal dining room, both with access doors to the courtyard.

On the first floor is a living room with a real fire with views over the garden, bedroom two, a house bathroom with shower. The master bedroom is also accessed from the hallway and enjoys its own en suite bathroom with stand alone roll top bath and separate shower. There are stairs to a small mezzanine dressing space.

On the second floor is either a large beamed family room or another bedroom.



TOTAL APPROX. FLOOR AREA 2321 SQ.FT. (215.6 SQ.M.)

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Peronelle

This fine granite dwelling, with wisteria climbers that thrive in the south facing sun, has been beautifully converted to a warm and inviting home.

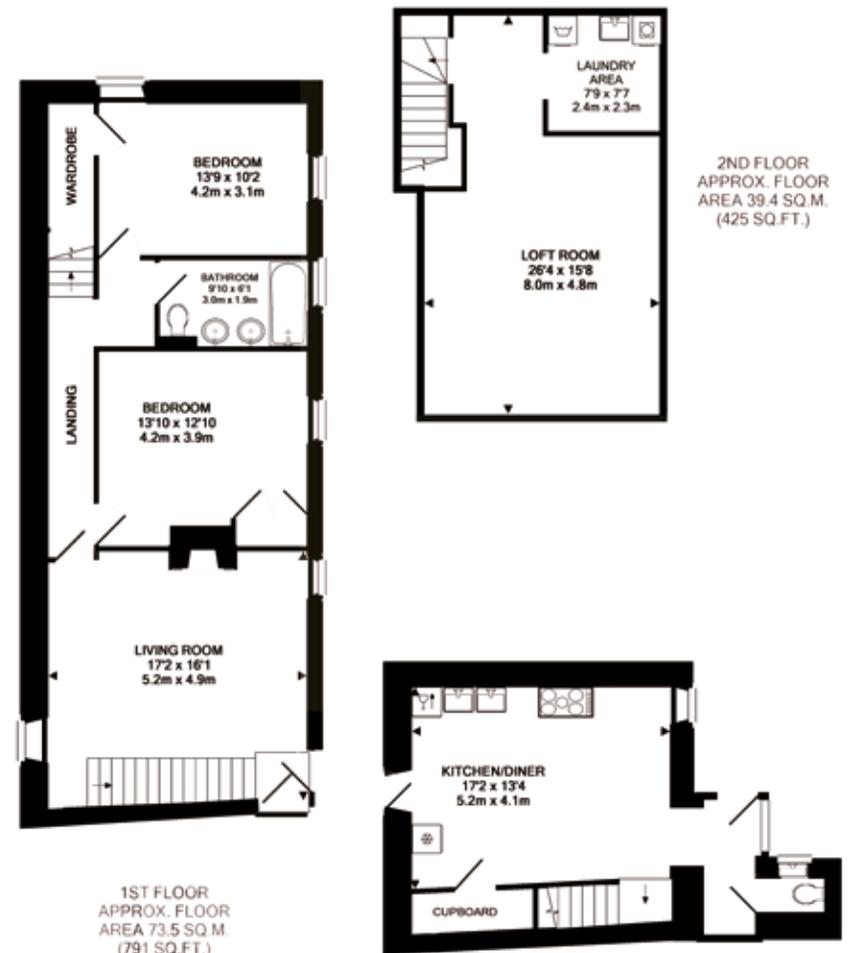
On the ground floor is an entrance hall with an unusual barrel vaulted ceiling with exposed brickwork and granite, and a WC. There is a luxury fitted kitchen/diner with natural stone tiled floor and walk in larder. There is access to the courtyard area.

The first floor accommodation comprises a living

room with a polished wooden floor and a beautiful vaulted ceiling. A feature fireplace, with stone surround and attractive brick chimney breast that visibly rises to the apex of the roof, gives the room a sense of space and light.

There are two bedrooms with built in wardrobes and a house bathroom.

On the second floor is a large galleried open plan area plus a laundry room equipped with white appliances, sink, toilet and plumbing for a shower.



TOTAL APPROX. FLOOR AREA 144.2 SQ.M. (1552 SQ.FT.)

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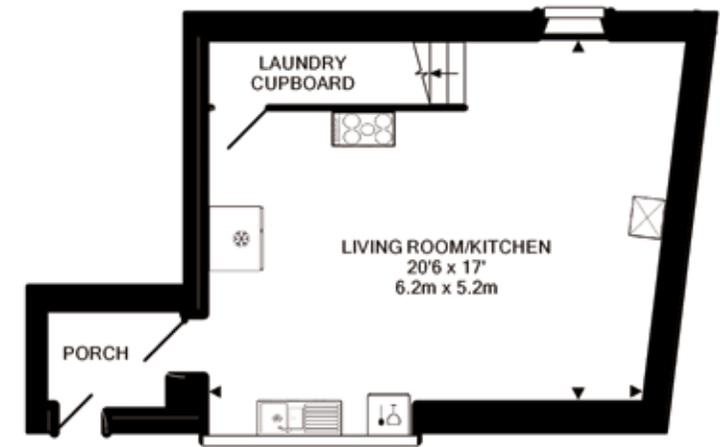


Jeanette

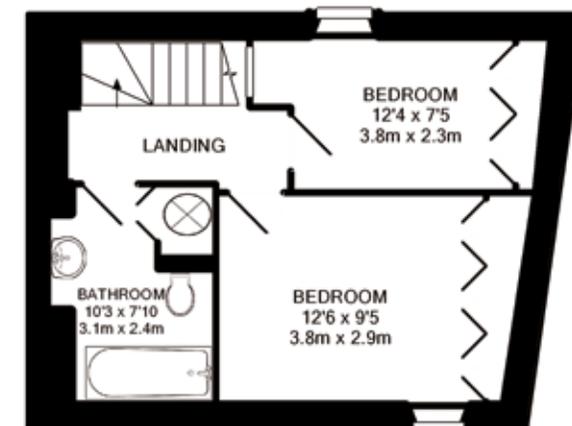
Set over two floors and situated in the cobbled courtyard and also covered in wisteria, this granite accommodation has a large arch that was once an entrance for carts but now forms a window. A porch leads into an open plan kitchen/diner and living room, the kitchen having modern wooden

units and work surfaces and an impressive range oven. On the first floor landing are two bedrooms, each with built-in cupboards.

A house bathroom with a feature granite wall adds to the charm of this accommodation.



GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.1 SQ.M.)

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Vinery and Studio

Adjacent to the orchard is a large vinery that benefits from the morning and afternoon sun. Perfect for your own summer wine tasting party! Linked to this is a studio suite which is ideal as a preparation space for a supper evening or for the teenagers to have their own place away from the house.

Gardens, Grounds, Tennis Court and Swimming Pool

The gardens are beautifully maintained with mature planting and separate areas for privacy and entertaining. Surrounding the various gardens are gentle walks along tree and shrub lined paths, beyond which are fields owned by the property giving privacy and protection.

There is an historic walled area which may at one stage have been a fortification with its huge buttresses. It would then have been a vegetable garden, but now it houses the swimming pool, tennis courts and a large lawn.

In total, there are five lawned areas covering nine verges which are ideal for accommodating marquees of any size, should the owner wish to entertain.

The swimming pool is set in its own wonderfully quiet, high walled garden with a large lawn.

There is also a pretty 1930s style pavilion adjacent to the pool, equipped with shower, WC, and changing rooms.

Stables and Sand School

There are two stables, the design of which was based on the stables at Tatton Park and the original cobbles have been retained. The Sand School is nearby.

Photos Top: Swimming Pool Pavilion, Bottom left to right: Tennis Court, Sand School





Fields of 38.2 verges (17 Acres)

Ordnance Survey fields 262, 263, 264, 265, 266. Fields 264 and 266 are for horse grazing.

Planning Permission

States of Jersey Department of the Environment has granted indefinite permission for a 1,500 sqft single storey Orangery extension to the south east of the main house.

Garage and Parking

Services

Mains water, electricity, septic soakaways, oil fired central heating.

Tenure and Category

Freehold and Entitled

Main House

Entitled

Additional Accomodation

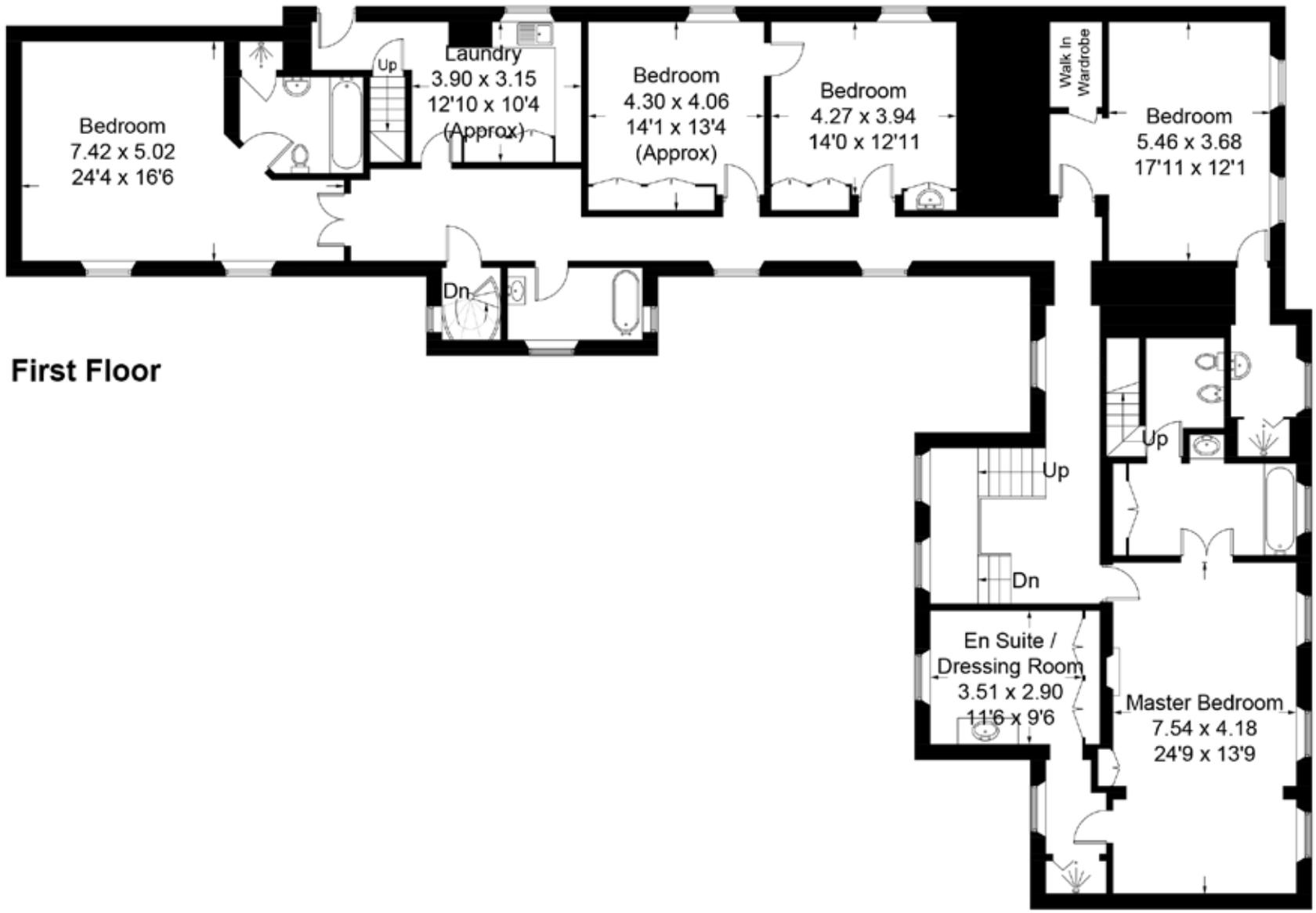
Entitled or Registered

Approximate Gross Internal Area = 382.3 sq m / 4115 sq ft



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Approximate Gross Internal Area = 261.9 sq m / 2819 sq ft



First Floor

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Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft
(Including Loft Storage)

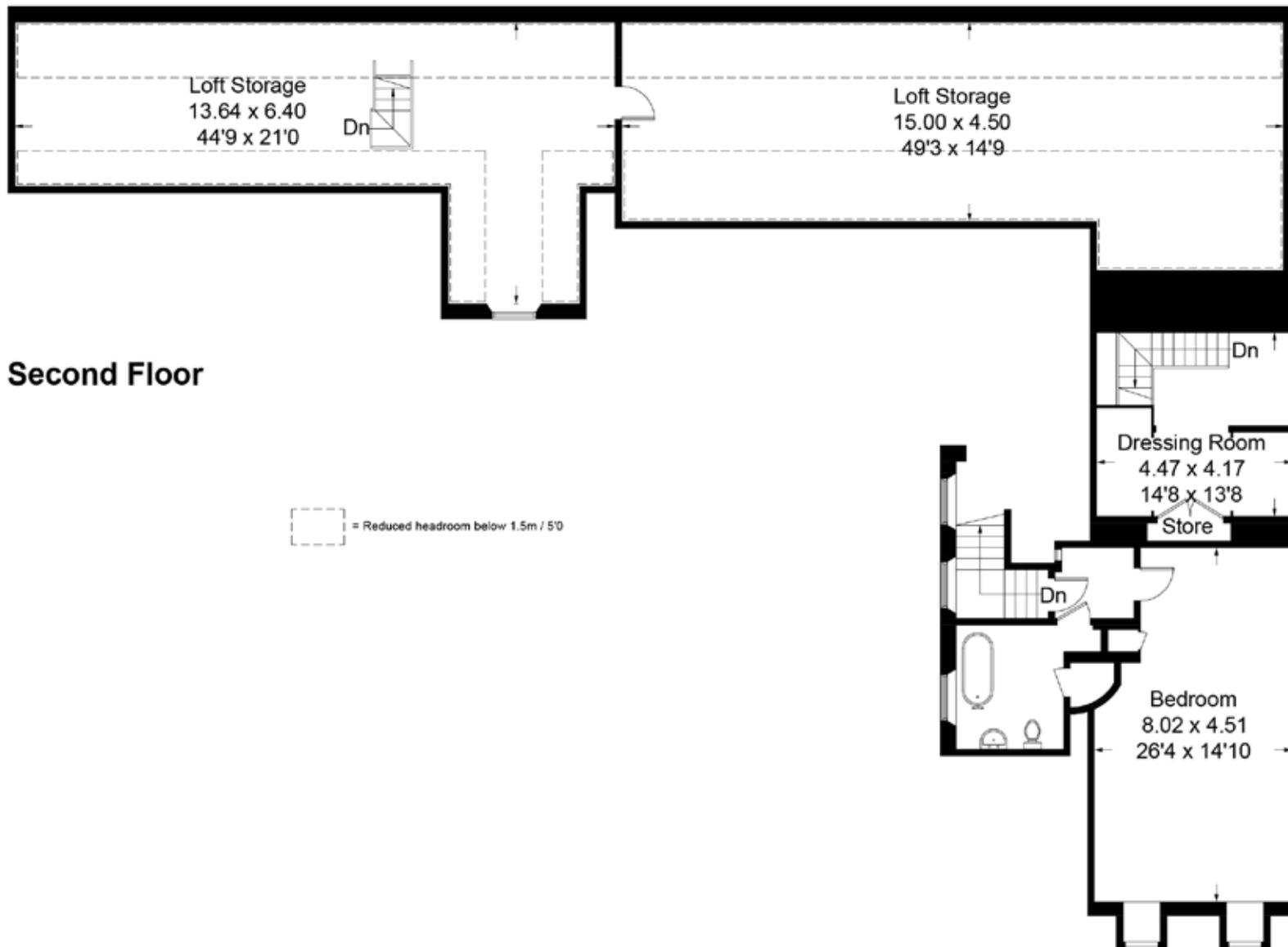
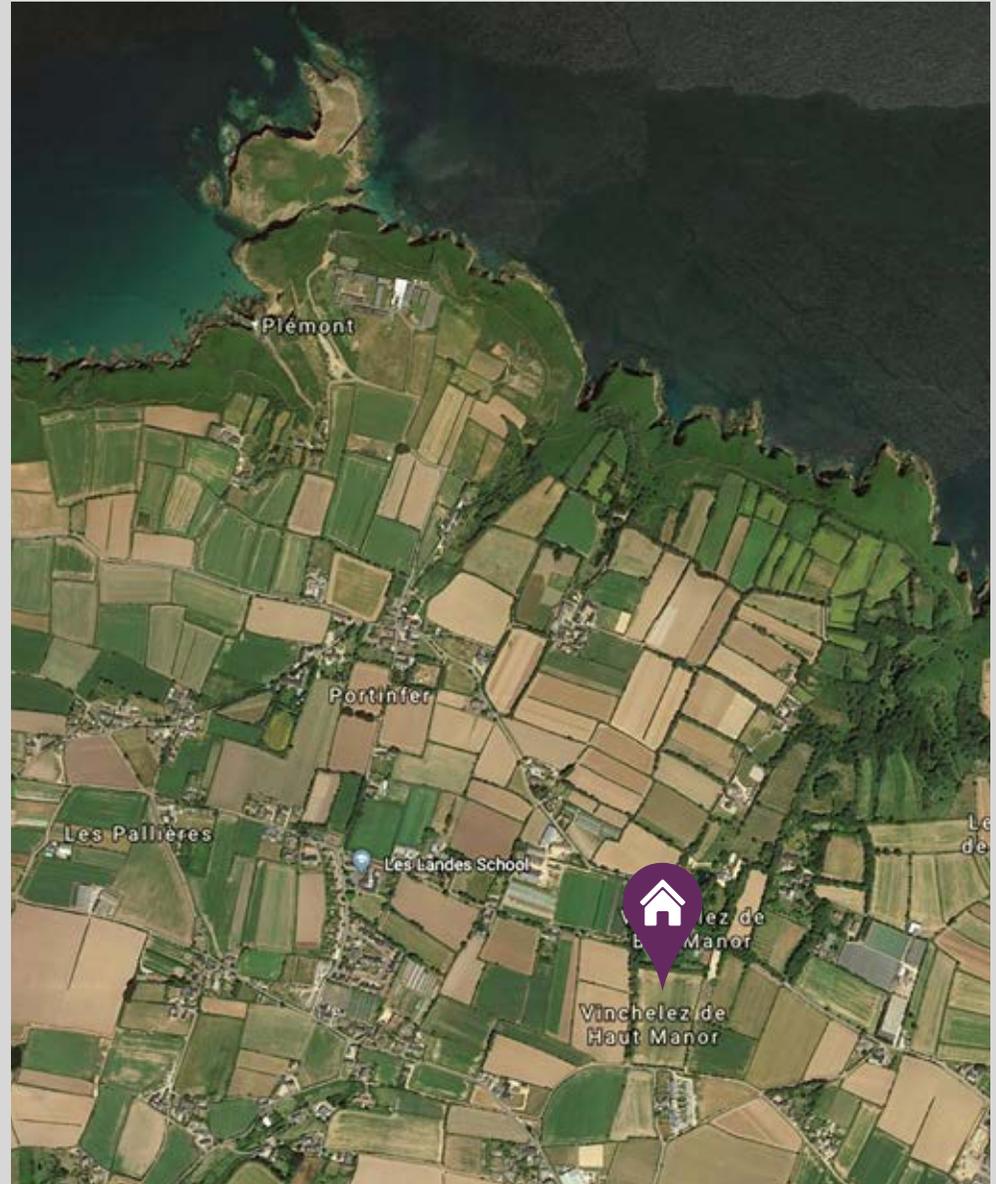
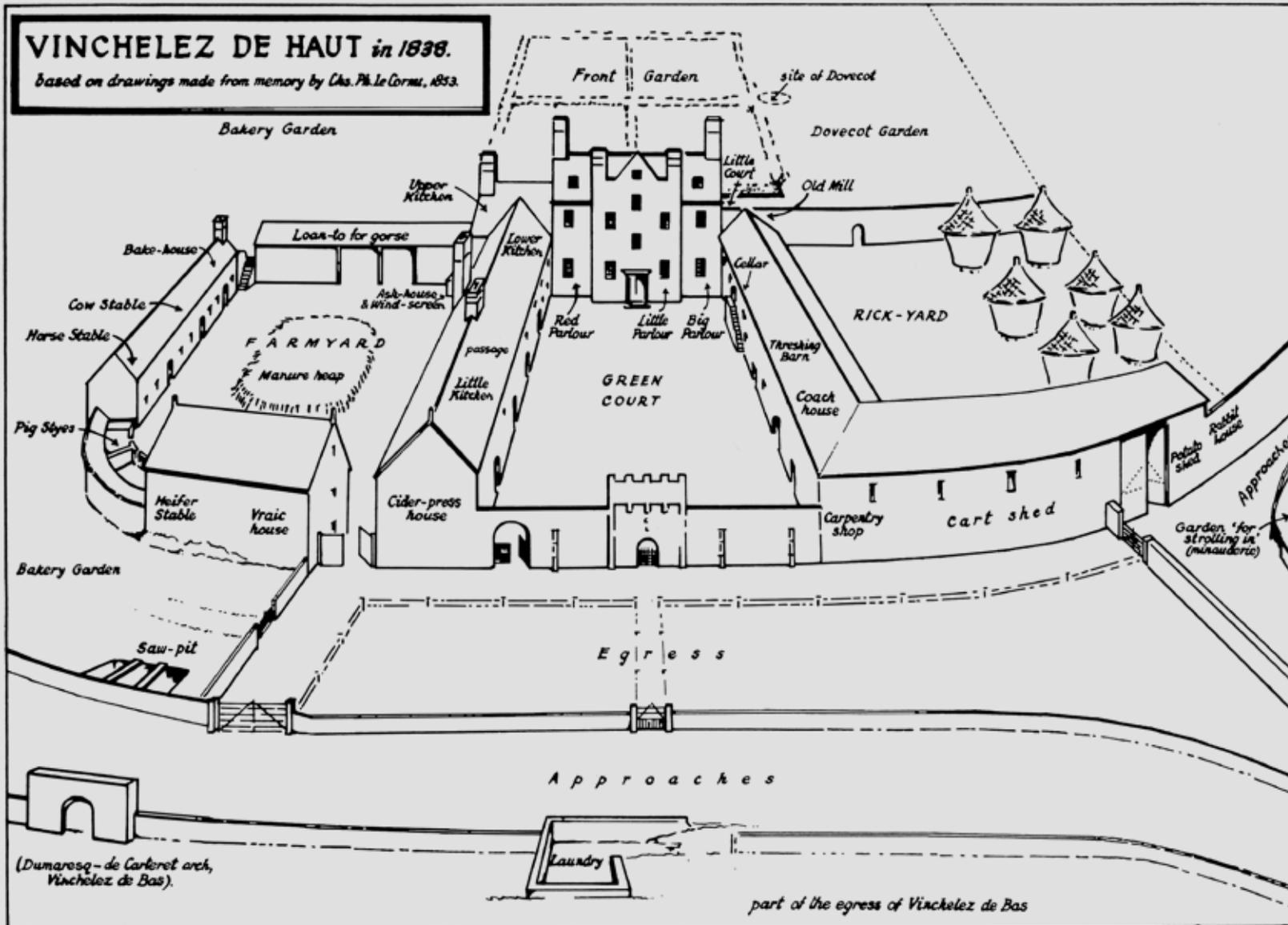


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Items shown in photographs are not included unless specifically mentioned as being included within the sales particulars. They may however be available by separate negotiation. An inventory of the contents to be included in the transaction, will be 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.



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