

# Hunt | Estates



St Lawrence

£1,295,000

Delightful 2 generation home or home with income



Spacious 2 generation family home

1 Bedroom self contained unit

Granite fireplace with woodburning stove

Beautiful granite features throughout

Large family kitchen

South west facing gardens

Large double garage

Further parking for 4 cars





This highly desirable home is now on the market for the first time in over 25 years. Situated in a convenient location in St Lawrence, this extremely spacious home offers over 3,600 sq ft of accommodation and is presented in good order throughout.

The property is arranged over 3 floors and consists of the main house with 5 bedrooms, and a separate 1 bedroom unit with its own entrance. The unit could easily be integrated back into the main house.

Viewing of this wonderful home is highly recommended by Vendors sole agent.





Comprises: Entrance hall, sitting room with granite fireplace with wood burning stove, dining room with granite feature wall, raised kitchen/breakfast room with double height ceiling, second lounge with modern wood burning stove, utility room and cloakroom.

On the first floor there are 3 very large double bedrooms (main bedroom en suite), large balcony accessed from the landing and bedrooms 1 and 2, house bathroom and cupboard for linen. On the second floor there are 2 further extremely spacious bedrooms and a shower room. Access to a large floored loft with pull down ladder.

Further to this, there is a self contained 1 bedroom unit with its own patio area. Externally there are large south west facing gardens with a patio area to the front of the property, and paved areas with a greenhouse to the rear of the property.









### SERVICES:

Mains water and drains, Oil heating, Full double glazing.

Parking: Double garage and 4 parking spaces

Outside shed and greenhouse.

Category & Tenure: Freehold and Entitled



## GROUND FLOOR

Entrance Hall: 10.654 x 1.832  
Solid pine Victorian flooring

Lounge: 6.564 x 4.167  
Large bay window to front of property,  
granite fireplace with multi fuel burner.

Dining room: 6.667 x 3.807  
Large bay window to front of property,  
granite feature wall, and door to kitchen

Cloakroom: 2.141 x 1.150

Entrance 2: 1.745 x 2.122  
Solid Oak Victorian flooring with access  
to rear of property.

Utility: 2.117 x 1.633

Kitchen and Diner: 6.689 x 3.063  
Corian work surfaces, fully equipped with  
integrated appliances, raised dining area,  
steps to second lounge.

Reception 2: 4.864 x 5.875  
Wood burner, access out onto balcony and  
stairs down to garden.

## FIRST FLOOR

Master bedroom: 4.595 x 4.453  
Fitted wardrobes, access to balcony

En-suite 3.684 x 3.345  
Fitted wardrobes, his and hers sinks, bath  
and shower

Landing: 9.316 x 1.861

Bedroom 2: 3.970 x 5.280  
Large double bedroom with access to  
balcony

Bedroom 3: 3.230 x 3.940  
Large double bedroom

House bathroom: 2.154 x 2.065

## SECOND FLOOR

Shower room: 1.653 x 1.310  
Separate w.c: 1.547 x 1.355

Bed 4: 6.542 x 4.647  
Large double with fitted desk

Bed 5: 6.862 x 4.138  
Large double bedroom with eaves storage

## ONE BEDROOM UNIT

Open plan living and kitchen: 5.793 x 4.160  
Bathroom: 2.215 x 1.921  
Bedroom: 4.246 X 3.077

All measurements are in metres

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

**Hunt** | Estates



## CONTACT US

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