

# Hunt | Estates



St Lawrence

£3,750,000

Luxury home – no residential qualifications needed



No Jersey Housing Qualifications required

Modern home in nature setting

Luxury fittings throughout

High ceilings and large windows

Sitting room and kitchen with vaulted ceiling

Kitchen with luxury La Cornue range

Easy access to town and beach









This beautifully presented home offers a rare opportunity to be able to move and live in Jersey immediately without having any housing qualifications. Further, properties of this quality and standing are very hard to come by.

Located within easy access of St Helier, the beach and the airport, it is positioned well for minimum travelling stress. There is even a bus stop close by if you want to leave the car at home.

Set in an elevated position amongst woodland and trees, the outlook is lush and verdant. You can enjoy nature, especially the red squirrels which come close to the house for feeding.





Internally, there is a large reception hall to welcome guests and all of the rooms are of generous proportions. The fixtures and fittings are of the highest quality with the most beautiful marble main bathroom suite, befitting any five star luxury hotel. One is immediately taken by the voluminous rooms, vaulted ceilings and large windows allowing light to flood in.

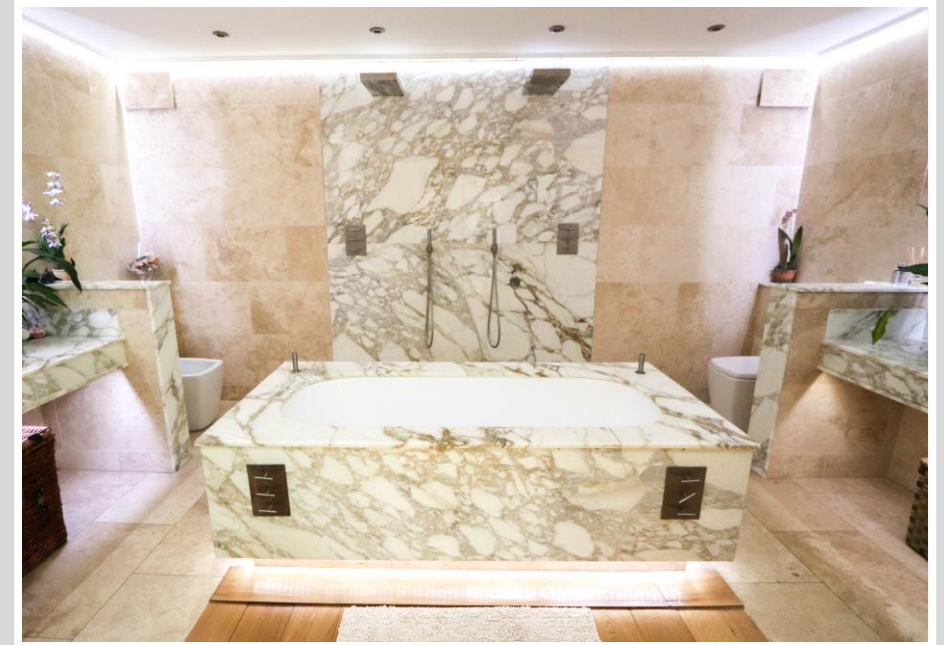
Externally there is a large entertaining terrace accessed from the kitchen dining area, there are walkways in the woodland and a balcony for evening drinks from the dining area. Set over three floors, the lower floor would lend itself to a second generation home or for staff or offices as it has its own entrance. There is parking for 5 cars and a very large single garage or suitable for 2 small cars.

What the owners have loved about living here:

“We love the privacy and that we can walk to the seafront in 8-10 minutes. We can even walk to St Aubin’s Harbour and restaurants in 30 minutes. It is so convenient living here”







Comprising:

Separate apartment (lower level) – large single garage, second reception room, double bedroom, bathroom, kitchen and store cupboard.

Ground floor – entrance hall, master bedroom with en suite bathroom and dressing room, 3 double bedrooms all with en suite bathrooms.

1<sup>st</sup> floor – large kitchen/dining room with walk in pantry, living room cloak room and sun terraces.





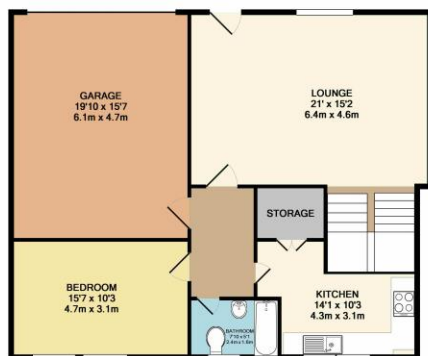


## SERVICES

All mains, bottled gas for cooker, fully double glazed and oil fired central heating

Parking: Large single garage and visitor parking

Category & Tenure: Registered (Unqualified) & Freehold



**TOTAL APPROX. FLOOR AREA 4056 SQ.FT. (376.8 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.  
Made with Metropix ©2019

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

E enquiries@huntestates.com  
T 01534 860 650  
W www.huntestates.com

## ADDRESS

9 New Street  
St Helier  
Jersey, JE2 3RA