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Prestigious Granite Residence with Pool and Tennis Court

Located on high ground with views to Elizabeth Castle, this fine traditional granite Grade 3 listed residence offers all the amenities that a family could wish for.

With its attractive south facing granite façade covered in wisteria, sash windows and central portico, together with the former granite stable and coach house, this house was very much built for a well to do family in their day.

The desirable home provides much accommodation with five reception rooms and six bedrooms in the main house, and separate two bedroom cottage and offices in the separate stable & coach house building.

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The property stands in about one acre with extensive gardens that have been carefully designed and planted. There are a variety of enchanting places to sit and enjoy at different times of the day.

Garden lovers will be delighted with the well stocked borders, manicured lawns and pretty pergolas covered in climbers that provide colour and shade.

There are numerous features to be enjoyed; of particular note is the large traditional south facing Orangery which provides a wonderful place to entertain over lazy Sunday lunches or candle lit suppers.

Sports minded families will love the heated swimming pool and the tennis court complete with floodlights in case your own tournament is running late!







‘Enjoy lazy Sunday lunches or candlelit suppers
in the charming orangery.’

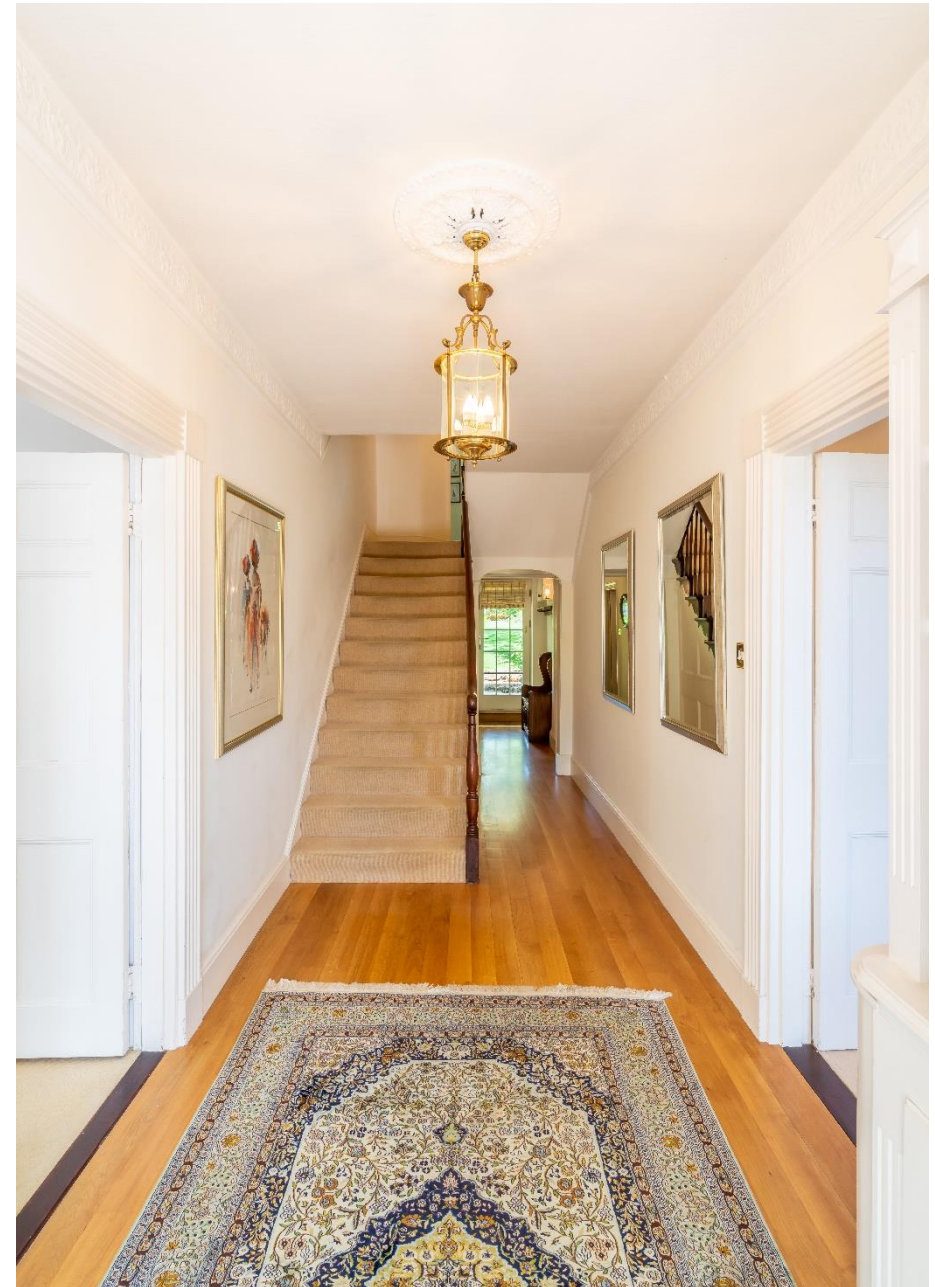




The welcoming entrance hall, with its original, wide front door, leads to a mahogany staircase. There are period door surrounds and cornices. The drawing room, which includes a marble fireplace, has a high ceiling and five windows that provide plenty of light. Adjoining is a garden room.

The formal dining room also has an authentic marble fireplace. From here, stairs lead to a large family/music room at first floor level, and on to a sun terrace, both with views over the garden and beyond to Elizabeth Castle.

There is a large kitchen fitted with electric AGA, a breakfast room that opens on to a terrace, an adjoining utility room and a wine store.





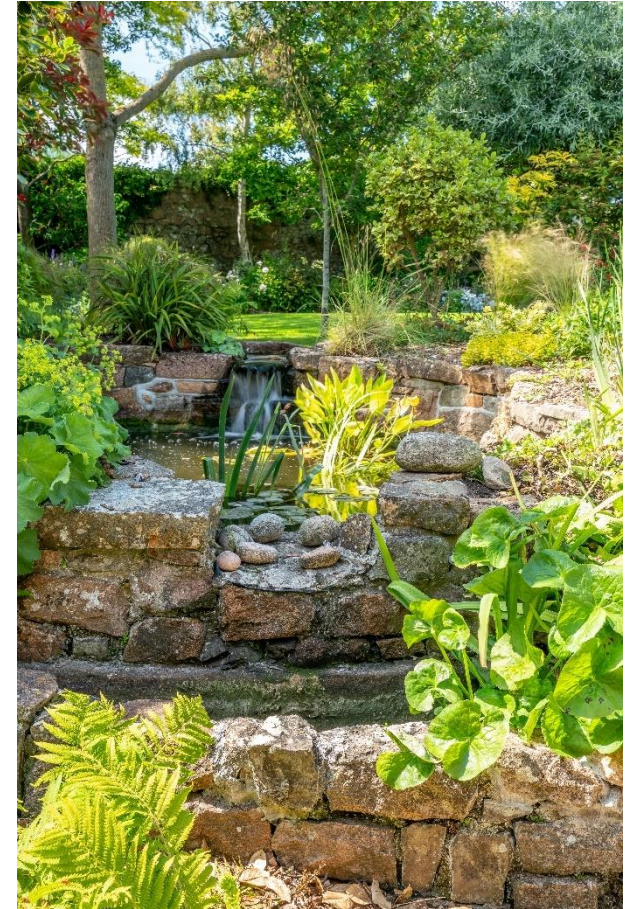




On the first floor there is a main bedroom with a Victorian fireplace, a dressing room and en suite bathroom. There are two further double bedrooms, both with Victorian fireplaces.

The second floor has a further three bedrooms and a second house bathroom.



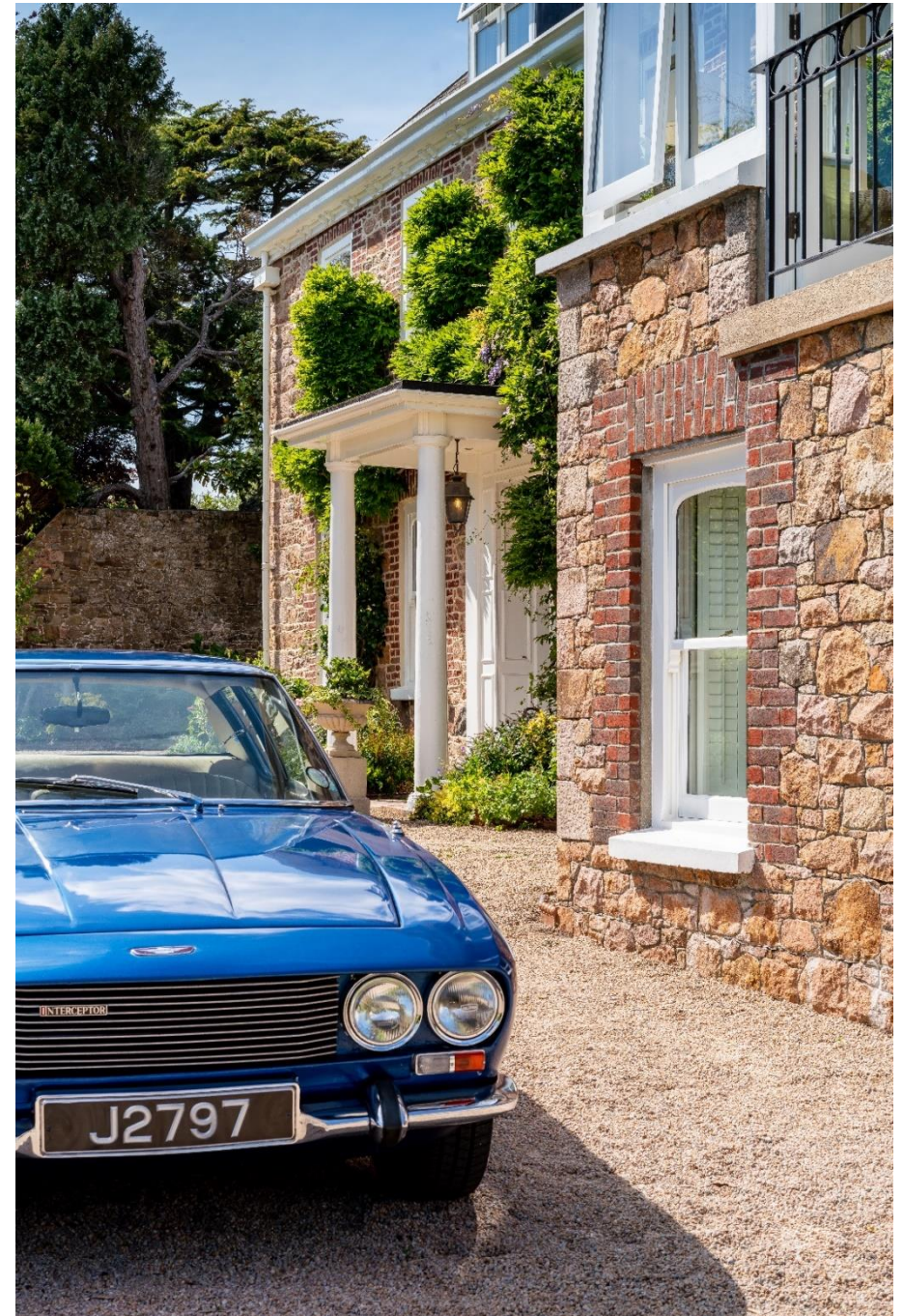


The original stable and coach house is located across a charming cobbled courtyard which has been lovingly converted to provide a two bedroom cottage with a 27ft lounge/diner and a pretty south facing balcony.

There is also a separate office and sitting room. The accommodation lends itself to a variety of purposes and includes some original stable features.

The walled gardens, on the other side of the property, provide privacy and shelter. Here you will find the tennis court and swimming pool. The gardens have been lovingly created over decades and are worthy of featuring in Gardener's World!

‘This property will appeal
to the discerning.’





FEATURES

- Traditional granite residence
- Beautiful gardens
- 6 Bedrooms in main house
- 5 Reception rooms
- Separate Coach House cottage
- Orangery
- Separate office and sitting room
- Gym room
- Heated Swimming Pool
- Floodlit Tennis Court
- Approx. 1 acre plot

PARKING

A **double garage** with a car lift means it houses three cars for the enthusiast.

Ample forecourt parking.

SERVICES

Mains water and drains

Borehole for garden

Well in garage

Heat pump and solar panels for swimming pool

Oil fired central heating

Astroturf tennis court

Wooden sash windows

TENURE & CATEGORY

Freehold and Entitled





Stable and Coach House



GROUND FLOOR
3433 sq.ft. (318.9 sq.m.) approx.

1ST FLOOR
2247 sq.ft. (208.8 sq.m.) approx.



TOTAL FLOOR AREA : 6316 sq.ft. (586.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All viewings to be conducted through Hunt Estates. Tel: 01534 860650