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St Saviour
£5,950,000

Prestigious Jersey Manor House

A fine example of a traditional Jersey 'Cod House' built in 1837 in late Georgian style set in approx. 74 verges (33 acres) of land.

Approached via impressive pillars with electric wrought iron gates along a tree lined drive, this home certainly gives a sense of 'arrival'.

In addition to the main house, there are two separate houses:

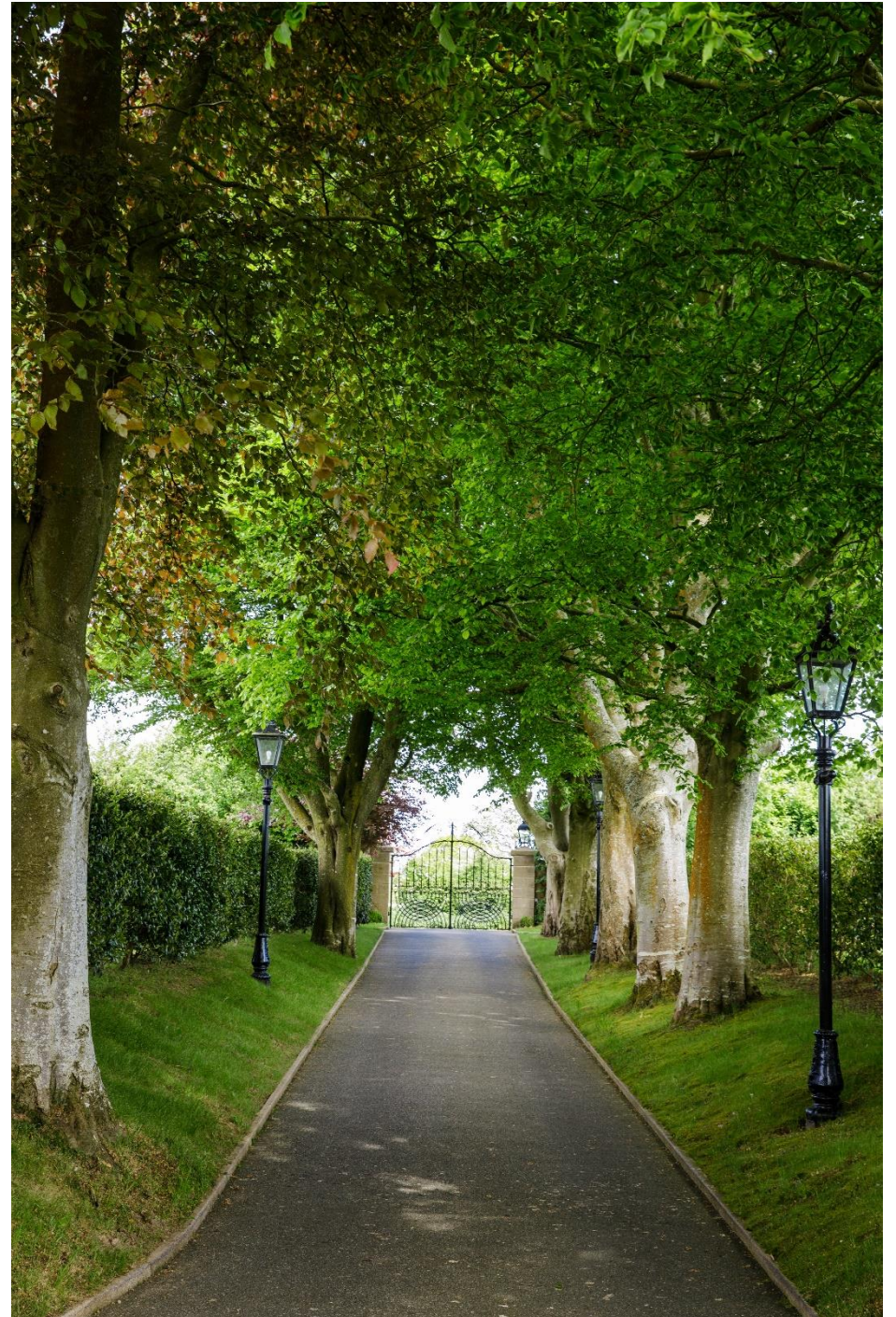
The Grange with two bedrooms, conservatory, and private garden area

Maufant Manor Cottage with three bedrooms and own private garden area.

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The main house has spacious rooms with high ceilings and large windows allowing the light to flood in. There is a 27ft drawing room, sitting room with real fire leading to the garden terrace for evening sun, a dining room and a large kitchen breakfast room with TV area and Orangery which leads seamlessly to the beautiful south lawned garden, perfect for summer parties and drinks.



The kitchen area also has a breakfast bar, a dining area for family suppers, a lounge area in the Orangery and a wood burning stove in the granite fireplace, making this the real heart of the home.

Adjoining the kitchen, there is a good size utility room/boot room with outside access where you can arrive with the family or pets after a bracing walk around your own grounds.











There is also a gym and leisure complex incorporating a shower, coffee area, games room, cinema room, bar and pool table area. There is a studio perfect for an au pair or extra guests, a large storage room with a wine store and extra utility room.

There is a sheltered walled swimming pool area with pool house, positioned perfectly for all day and evening sun. It is heated by an air sourced heat pump. There is an astro turf tennis court, a large pond with lily pads, a boat mooring and a 'Monet' style bridge, making the perfect picturesque setting











FEATURES

Prestigious Manor House
Main six bedroom house
Separate two bedroom cottage
Separate 3 bedroom cottage
Manicured gardens
Surrounding fields of some 33 acres
Kitchen/family room with Orangery
Real fires
Gym with shower room
Games room and bar
Cinema room
Wine cellar
Swimming pool and changing room
Tennis court

SERVICES

All mains except gas
Oil central heating with some under floor heating
Wooden sash windows

PARKING

Triple garage and ample parking

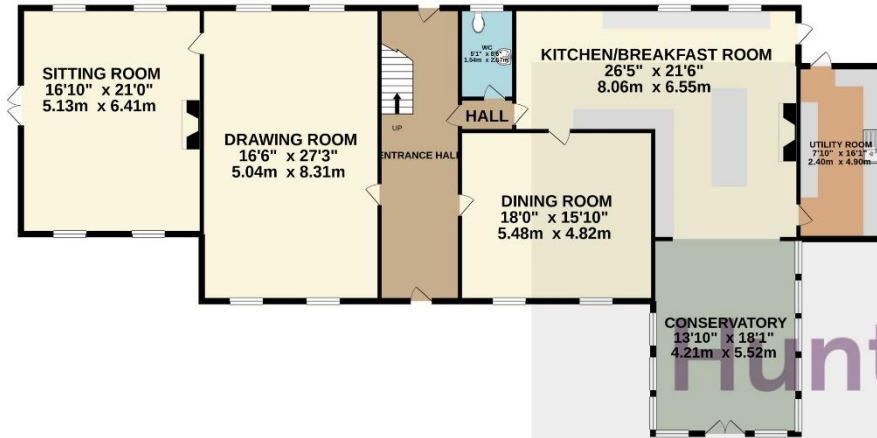
CATEGORY AND TENURE

Freehold and Entitled

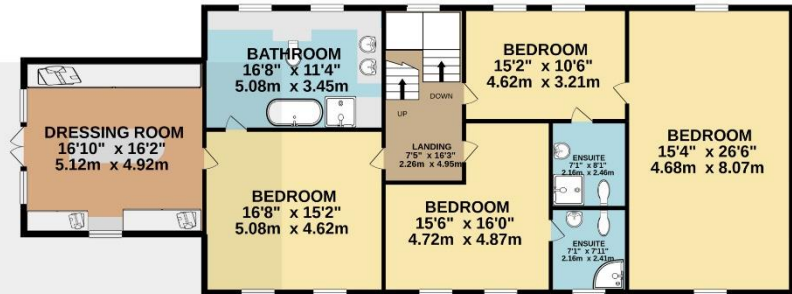




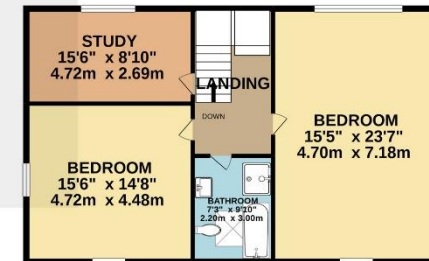
GROUND FLOOR
2144 sq.ft. (199.2 sq.m.) approx.



1ST FLOOR
1718 sq.ft. (159.6 sq.m.) approx.



2ND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



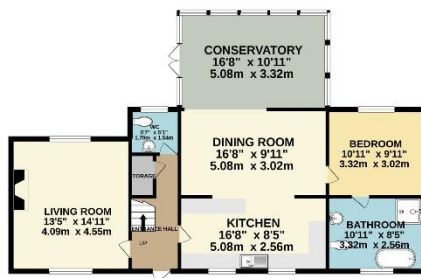
TOTAL FLOOR AREA : 4766 sq.ft. (442.7 sq.m.) approx.

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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COTTAGE 1 - GROUND FLOOR
979 sq ft. (90.9 sq.m.) approx.



COTTAGE 1 - 1ST FLOOR
370 sq ft. (34.4 sq.m.) approx.



COTTAGE 2 - GROUND FLOOR
895 sq ft. (83.3 sq.m.) approx.



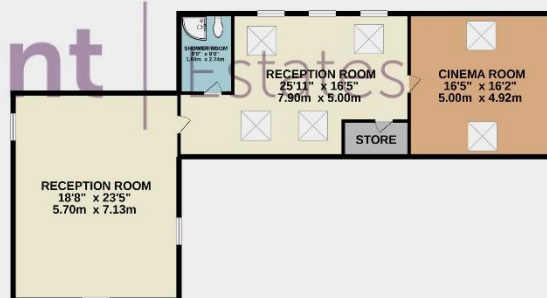
COTTAGE 2 - 1ST FLOOR
529 sq ft. (49.1 sq.m.) approx.



LEISURE COMPLEX
3003 sq ft. (28.2 sq.m.) approx.



LEISURE COMPLEX - FIRST FLOOR
1120 sq ft. (104.1 sq.m.) approx.



GARAGING & STUDIO
710 sq ft. (66.0 sq.m.) approx.



GARAGING & STUDIO - FIRST FLOOR
489 sq ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA : 6095 sq.ft. (566.3 sq.m.) approx.

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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