



**CHRISTIE'S** | Hunt Estates  
INTERNATIONAL REAL ESTATE

Non-Qualified / Registered Cottage in Rural Parish  
St Ouen, Jersey

## NON-QUALIFIED / REGISTERED COTTAGE IN RURAL PARISH

This three-bedroom cottage is presented in immaculate condition and is available to purchase by non-qualified / registered persons. The property is surrounded by fields and there are lovely coastal views from the first floor of the property.

At ground floor level this lovely cottage has an open plan living / dining / kitchen with doors that open out onto the garden. There is also a house bathroom situated on this level.

At first floor level there are three bedrooms. The main bedroom has a walk-in wardrobe and en-suite shower room.

The garden to the rear of the cottage, which is approx. 200 sq m, has both patio and lawned garden areas and is large enough for the children to kick a ball around. There is also the added benefit of a swim spa.

The property benefits from 2 parking spaces and ample visitor parking.

Located in the west of the island, the property is only a short walk to the beach and short drive to local amenities in St Ouen's village. There are lovely cliff path, green lane and coastal walks nearby and one can enjoy the stunning summer sunsets down at St Ouen's Bay. The airport is also only a 10 minute drive away.

This property would make a wonderful home for those already living on the island, looking to move to Jersey without the usual housing restrictions or it could make a perfect holiday home.











## FEATURES

- Available to purchase by Non-Qualified / Registered persons
- Presented in immaculate condition throughout
- Open plan living / dining / kitchen
- Patio and lawned garden
- Swim spa
- Rural parish and coastal location

## INFORMATION

- Mains water
- Soakaway drains
- Parking for 2 cars + visitor parking
- Available to purchase by Non-Qualified / Registered persons
- Share Transfer

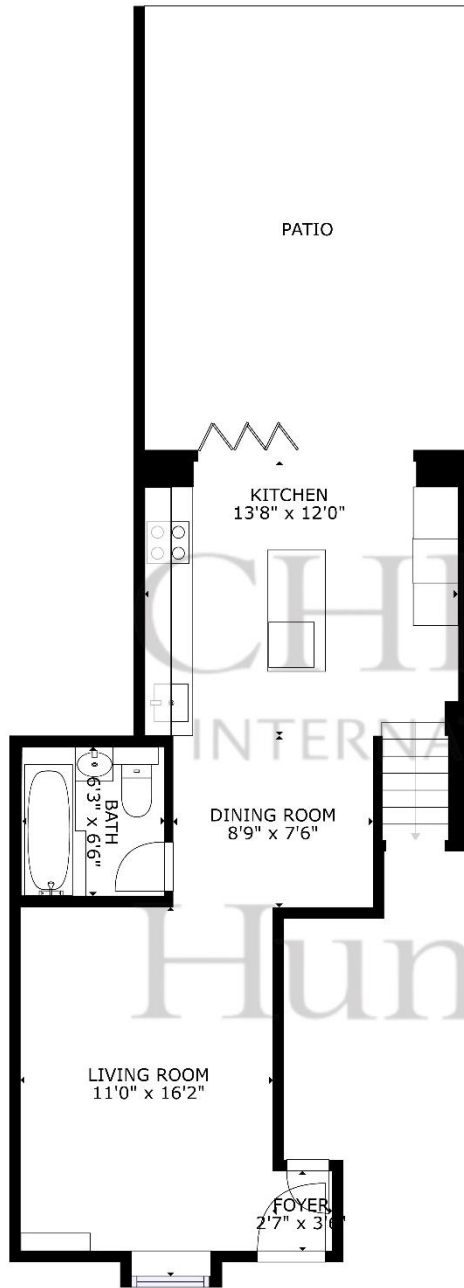


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FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 467 sq. ft, FLOOR 2: 392 sq. ft  
 EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 69 sq. ft  
 TOTAL: 859 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



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