



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

Granite Residence and Cottage with Beautiful Gardens  
St Clement, Jersey

## GRANITE RESIDENCE AND COTTAGE WITH BEAUTIFUL GARDENS

### MAIN HOUSE:

Located in St Clement and standing in a beautifully designed and cared for large walled garden, this substantial home of seven bedrooms is perfect for a family.

The large reception rooms flow through the house, there is a traditional conservatory, high quality kitchen and breakfast room which all face south over the terrace and beautiful gardens. The home enjoys a great feeling of warmth and has provided enjoyment and comfort for families for over 150 years.

Exposed granite to the north side and rendered walls to the south, its large windows, high ceilings, detailed architectural features, oak wooden & stone floors and fireplaces, add to its character and fine standing.

The interior comprises three floors thereby providing adequate space for the family to spread out and seek privacy as required. There is even a large room for entertainment above the separate double garage block.

The house is located on a quiet lane and on one side overlooks a large field from the upper floors.

This character family home is also just a short walk from the quiet beach at Robin Bay, bus route and shops.













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Each of the seven bedrooms are spacious and light, two of which have en suite bathrooms. There are a further three family bathrooms.

All providing plenty of areas for family and guests to relax.











The large, flat garden is a real pleasure and has been beautifully designed and filled with trees, scented shrubs, roses and herbs, and pretty flower filled pathways, as well as lawned areas, making it ideal for sitting out in the sun or shade. The character conservatory is filled with planting and fragrant Jasmine.

The garden is complete with an outdoor swimming pool with paved surround and a sun house. The pool is set behind a high granite wall with climbing roses and provides privacy and shelter.





La Bourdonnerie  
Cottage

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## COTTAGE:

This beautiful property is ideally located in a quiet, rural country lane. Full of charm and character, this cottage offers ample space inside and out.

The one floor comprises; an entrance porch, spacious lounge with an electric fire, two double bedrooms, and a shared bathroom.

There is a beautiful olive-green tiled galley kitchen, which leads into the large open conservatory, overlooking the generous patio and grass private garden, with much seating space and perfect for a summer barbeque.

Outside there is an extended block with utility, storage and a greenhouse, perfect for those who take pride in their garden. The cottage offers a double garage and parking for 4 cars in the large, off-road driveway.

Situated on the St Clement/Grouville border, a short walk to the bus stop and a marvellous beach. Close by is La Roque harbour and beach with a café, overlooking Seymour Tower. There is a Co-Op grocery store and a local hairdresser nearby. This property is also ideally located for St Michael's Preparatory and other major schools and colleges.











## MAIN HOUSE FEATURES

- 5,929 sq ft main house and games room
- Granite pillared entrance driveway
- High ceilings & large windows providing good light
- Beautiful garden
- SSI – Site of Special Interest
- External swimming pool

## MAIN HOUSE INFORMATION

- Mains services
- OFCH (no gas)
- Double garage and additional parking
- Freehold and Entitled

## COTTAGE FEATURES

- Quiet, rural location
- Large conservatory
- Private garden and courtyard
- Separate block with utility and storage
- Walking distance to the beach
- Good bus route and close to supermarket

## MAIN HOUSE INFORMATION

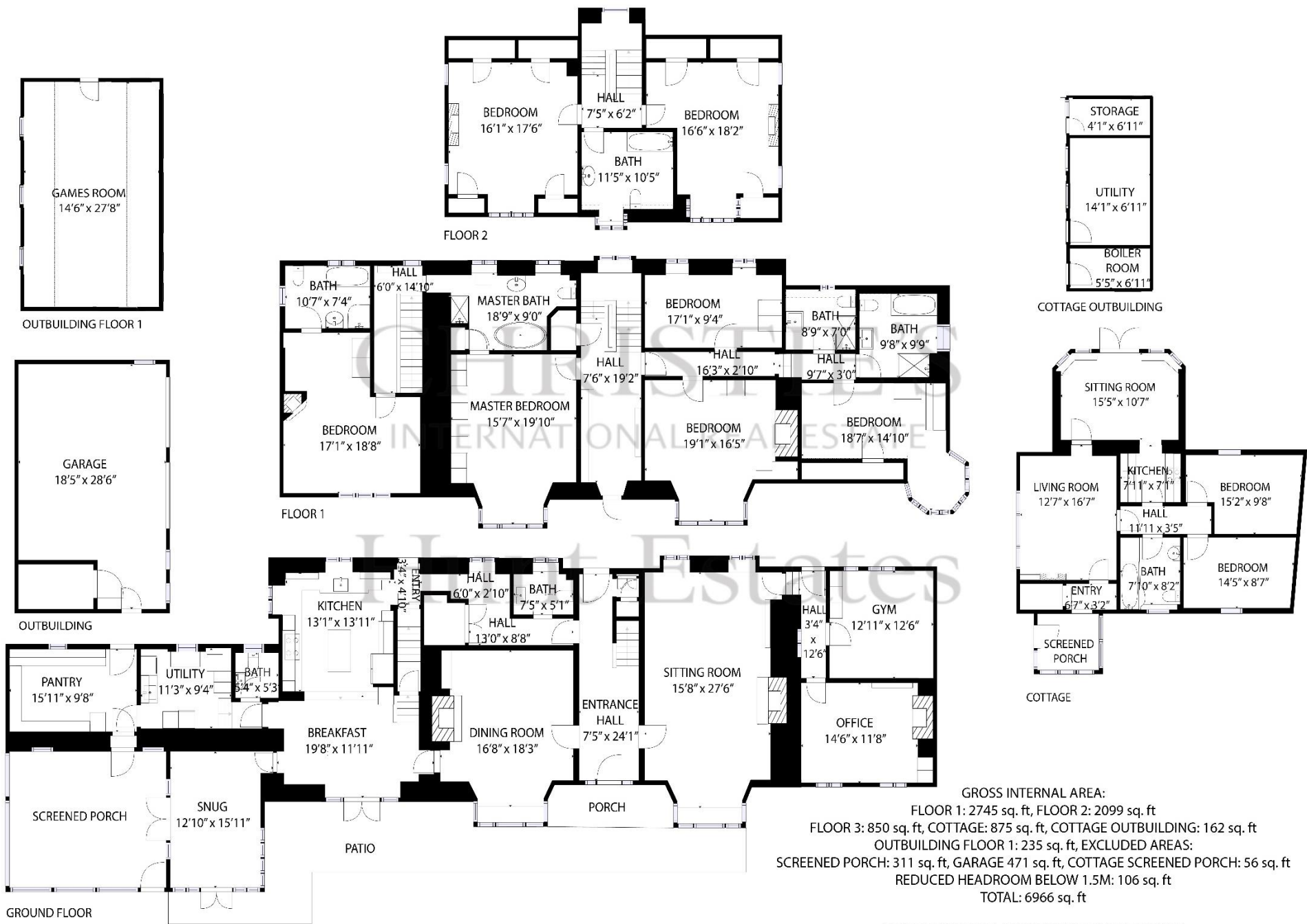
- Mains services
- Double garage and parking for 4 cars
- Freehold and Entitled



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GROSS INTERNAL AREA:  
 FLOOR 1: 2745 sq. ft, FLOOR 2: 2099 sq. ft  
 FLOOR 3: 850 sq. ft, COTTAGE: 875 sq. ft, COTTAGE OUTBUILDING: 162 sq. ft  
 OUTBUILDING FLOOR 1: 235 sq. ft, EXCLUDED AREAS:  
 SCREENED PORCH: 311 sq. ft, GARAGE 471 sq. ft, COTTAGE SCREENED PORCH: 56 sq. ft  
 REDUCED HEADROOM BELOW 1.5M: 106 sq. ft  
 TOTAL: 6966 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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