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Renovated Granite Farmhouse with Integral Unit  
St Ouen, Jersey



## RENOVATED GRANITE FARMHOUSE WITH INTEGRAL UNIT

Located inland in St Ouen along a quiet lane, this 19c pretty, traditional granite farmhouse has been fully renovated in recent years and is in walk in condition.

Attached internally to the main house, but with its own separate entrance, there is a two-bedroom unit of accommodation, making it perfect for extended family or for letting income.

The entrance hall, with natural stone floor, delivers you to a 33ft sitting room with its original granite fireplace, wooden ceiling beams and a wood burning stove inset. This room faces south and features a solid, polished wood floor and leads out to the conservatory which features a granite wall.

The sitting room/formal dining area leads into the large kitchen/dining area which has a centre island and oil-fired AGA and appliances. From here doors lead out to the patio and pool area.

There is a separate utility room and access to a single garage.

On the first floor are three double bedrooms and a house bathroom with a free-standing bath.

The main bedroom enjoys an en suite shower room, and the second bedroom enjoys high ceilings to the apex of the roof.

On the second floor there is a large space currently used as office with shower/steam room, and it could be a further bedroom (6) if preferred.







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The renovation has included all new wiring, plumbing, floors, and wall lining. There are data cables in every room, Wi-Fi throughout and a Sonos system that includes the outdoor areas.

On the south side, the home enjoys a conservatory, swimming pool, hot tub, pool house and paved and decked terraces for lounging on sun beds and al fresco dining. There is also a raised lawned garden and an original well feature.

There is parking for several cars and a single garage.

There are many local amenities nearby: St Ouen's Village and the beach at St Ouen's Bay are each just a 5 minute drive; Café Ouen is just a short walk; Manor Farm sell home-grown produce; for those that enjoy walking / running, there are lovely green lanes and cliff path walks; there is Jersey Race Club for summer meetings; for history buffs, there are the historic ruins of Grosnez Castle and the ancient (4,000BC) dolmen, at Les Monts Grantéz.

This home has been thoughtfully renovated with attention to detail and is presented in first class condition by the owners who have lovingly maintained it. It is ideal for a family, for extended family or for a home with income.

Viewings come highly recommended.





## FEATURES

- Renovated farmhouse inland St Ouen
- Up to 6 bedrooms including 2 bed integral unit
- Conservatory
- Large sitting and kitchen/dining rooms
- Swimming pool and hot tub
- Lawned garden with terraced areas

## INFORMATION

- Mains water and drains
- Oil fired central heating
- New boiler and oil tank of 1000 ltrs.
- Single garage and additional parking
- Over 4,000 sq ft of accommodation
- Freehold and Entitled



Gill Hunt, Fellow NAEA  
Director

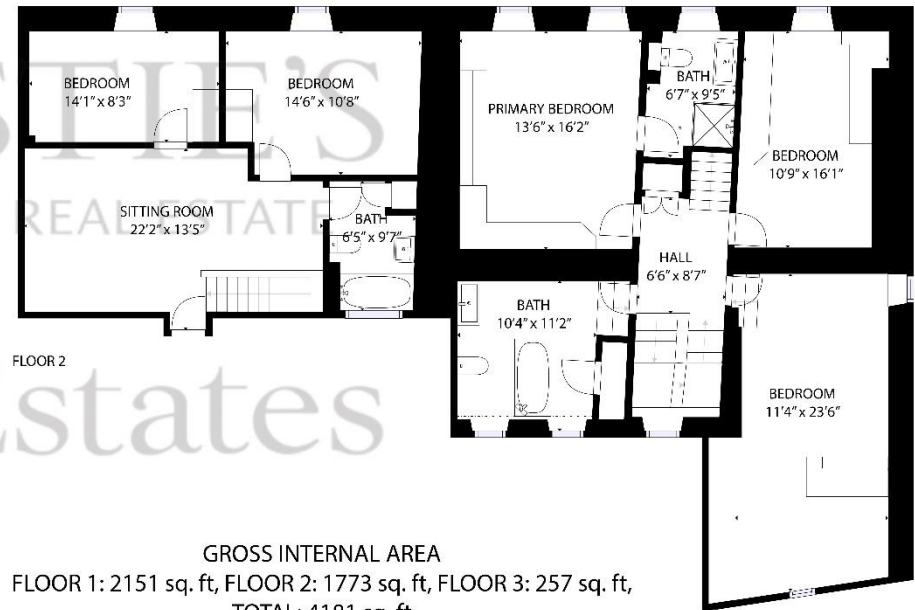
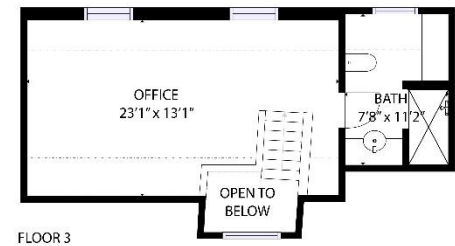
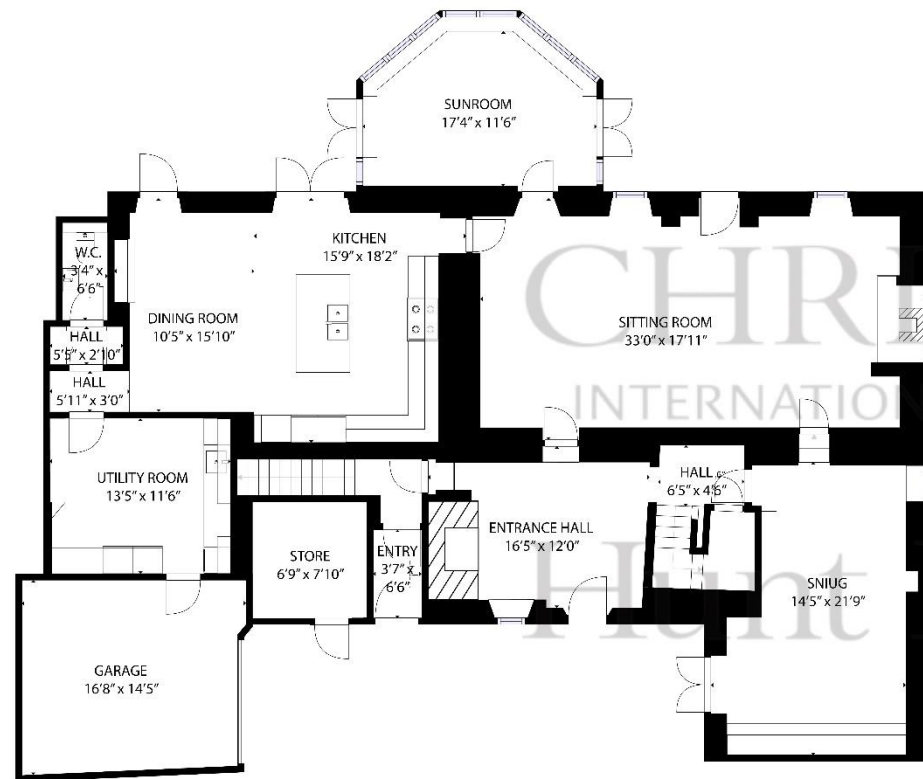
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St Ouen's Bay - Just a 5 min drive away





**GROSS INTERNAL AREA**  
 FLOOR 1: 2151 sq. ft, FLOOR 2: 1773 sq. ft, FLOOR 3: 257 sq. ft,  
 TOTAL: 4181 sq. ft

**EXCLUDED AREAS**  
 GARAGE: 228 sq. ft, STORE: 52 sq. ft  
 REDUCED HEADROOM BELOW 1.5M: 136 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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