



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

Beautiful home set in picturesque grounds  
Grouville, Jersey



## BEAUTIFUL HOME SET IN PICTURESQUE GROUNDS

Located in the countryside in Grouville, this beautiful home dates back to 19th century, with a date stone of 1860 and is on the market for the first time in 42 years. With nearly 4,000 sq. ft of living space this property offers extensive internal accommodation, a beautiful garden, swimming pool and approximately a 7 vergee field.

The warm and inviting entrance hall leads through to two reception rooms, the first being a sitting room which is of a great size (approx. 16 x 23 ft), with a feature fireplace and access through to the garden. The snug is bright and airy and also has a functioning fireplace for the family to sit around on cold winter evenings. This leads on to the kitchen/diner where there is a third, beautiful feature fireplace, an oil AGA, centre island with breakfast bar and plenty of room for an 8-seater table, making a wonderful space for entertaining family and friends. There is also a utility room and two cloakrooms located on the ground floor.

At the first floor are three bedrooms and a house bathroom, including the main bedroom which has a walk-in wardrobe with very large en suite bathroom. At second floor are a further two bedroom and a house shower room. From one of the bedrooms there is access to a small room in the eaves, which is great for storage.

The property also benefits from a modern 2-bedroom apartment which has its own entrance and private terrace and parking. Ideal for 2 generation living or a home with income.

Marais a la Cocque was well known for the many local children who attended duck pond Nursery. The former nursery is accessed via the kitchen and outside.

Both the apartment and former nursery could easily be incorporated back in the main house, offering great flexibility and additional living space.

To the exterior, the garden is the perfect space for outdoor dining and relaxing with family and friends. The garden to the front of the property is low maintenance with patio and lawned areas and has pretty planted borders.



























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Two-bedroom, one bathroom apartment





## FEATURES

- Five bedrooms 2 generation home
- Three bathrooms and two reception rooms
- Beautiful garden, pool, and duck pond
- 7 verges field
- Countryside yet close to schools and St. Helier
- Approx 4,000 sq. ft of living space in main house
- Plus, additional two bed, one bath open plan apartment

## INFORMATION

- New pump drain system
- Borehole and well water
- Oil fired central heating
- Double garage and ample parking
- Parish rates for 2022 were £1,474.20
- Freehold and Entitled/Licensed



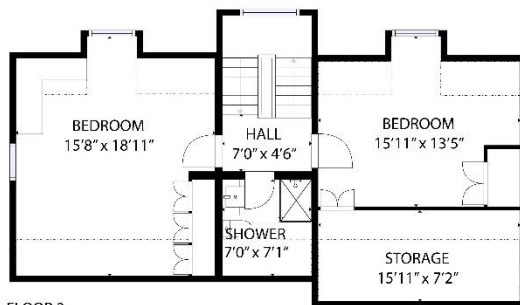
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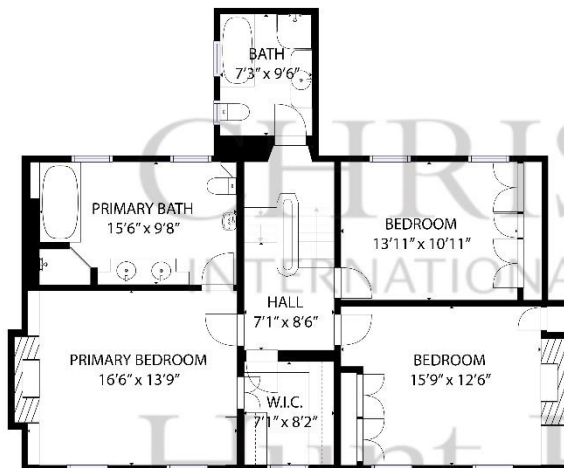


FLOOR 3

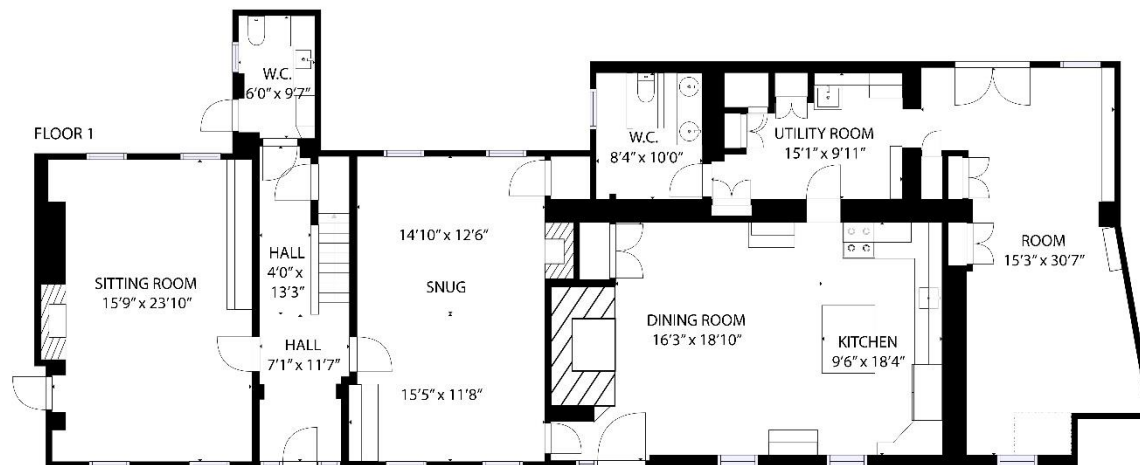
GROSS INTERNAL AREA  
 FLOOR 1: 2340 sq. ft, FLOOR 2: 1085 sq. ft  
 FLOOR 3: 543 sq. ft,  
 TOTAL: 3969 sq. ft

EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 218 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2





As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

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