



RARE OPPORTUNITY DOMINATING ANNE PORT BAY

This impressive granite faced residence that was built in 1970, stands within 16 acres of grounds that stretch across the entire expanse of Anne Port Bay in the east of Jersey. Designed in the style of a Mediterranean villa, it is now on the market for the first time in half a century and presents a rare chance to purchase such a dominant coastal site and expand to suit contemporary living or develop, subject due to planning permission, to maximise the views of this picturesque bay with uninterrupted sea views towards the French coast.

This estate comprises the principal residence, a detached independent three-bedroom dwelling that can be rented, and a charming summer house and entertainment space.

Approached through a traditional granite archway from the coastal road, one is greeted by a sweeping shrub-lined driveway. Upon arrival at the circular drive, the residence is entered through a grand hall that features a sweeping marble staircase leading to a spacious light filled landing. The ground floor has a drawing room to the right of the hall that seamlessly transitions to a library, forming an impressive, combined length exceeding 40 feet. The drawing room includes a grand stone fireplace and access to a terrace. To the left of the hall there is a large dining room that also opens onto the same terrace, which affords breathtaking uninterrupted sea views. Notably, an expansive 30-foot extension can serve as a cinema or TV room or be dedicated to showcasing cherished collections. The kitchen, with a central island and breakfast nook, as well as a utility room, complete the main floor.

Ascending to the first floor, a main bedroom suite commands views of the bay and offers dual dressing areas along with a generously proportioned bathroom, designed in the 1970s to the particular grand style of the day. Another bedroom with an en suite bathroom echoing this distinctive aesthetic overlooks the bay, while a third en suite bedroom faces northward. An additional room is currently fitted either side with wardrobes for extra dressing/storage space.

The second floor features a sizable 30-foot room that has been built to accommodate an antiques collection, access to substantial loft and eaves storage. With versatile potential, this room could serve as an additional bedroom, pending necessary approvals.

The main house accommodation is supplemented by a detached house of some 3,721 sq. ft with wonderful sea views. It is set over three floors; the ground floor has garaging and storage space, the first floor and second floors provide accommodation. There is ample external parking.

Extending seaward from the property, a spacious terrace provides a vantage point for the awe-inspiring panorama, while steps lead to a charming water feature. Adjacent to this lies the summer house, which enjoys bay views from its living and dining spaces.

The expansive 16-acre estate enveloping the residence spans across the whole of the bay and blends into the wooded cotils on its western edge. Though a few privately owned properties punctuate the land, they pose no intrusion to its privacy. The estate comprises beautiful gardens, grassy slopes, and woodland, organised into four fields marked as unconditional and environmental (woodland) designations. The fourth field, spanning 1.5 verges and situated behind the Moonraker apartments, is typically used for potato cultivation.

Concrete roadways grant four access points throughout the estate, with three active entrances and one currently overgrown and disused.

This unique and impressive residence presents an extraordinary and rare opportunity to acquire a distinguished residence that commands the bay while enjoying seclusion, and which could be remodelled and expanded (pending planning permission) to establish a prestigious family residence equipped with all modern amenities.

Located on the eastern side of the island, Anne Port Bay features a charming shingle beach complete with a slipway. On clear days, the French coastline is visible on the horizon. Within a short driving distance is the historic 13th-century Mont Orgueil Castle, majestically overlooking the picturesque Gorey Harbour. The harbour area is replete with restaurants and cafes providing vistas of the stunning Royal Bay of Grouville. Furthermore, Anne Port Bay is proximate to St Catherine's breakwater, where a popular café and sailing facilities beckon.











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THE SUMMER HOUSE





THE COTTAGE





FEATURES

- Significant Jersey Estate
- Wonderful sea views of Anne Port Bay
- Set in 16 acres of land
- Main house, cottage & summer house: total of 13,050 sq. ft of accommodation
- Opportunity to modernise and extend subject to planning permission

INFORMATION

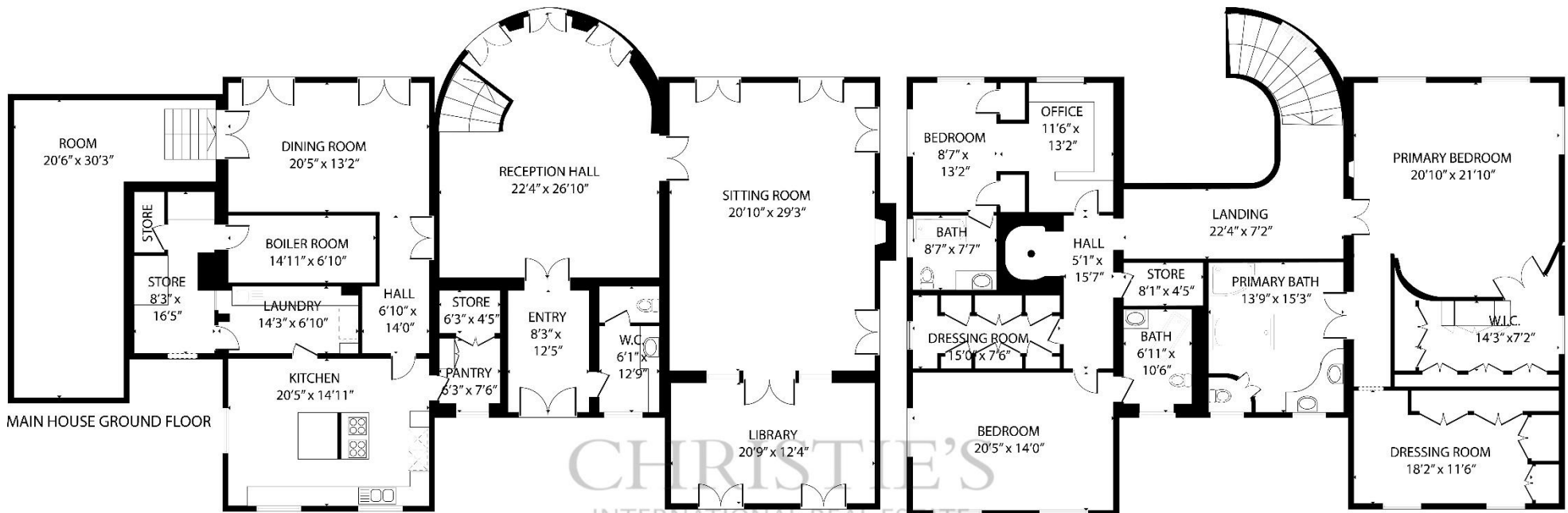
- Mains water and drains
- Oil fired central heating
- Mainly wooden double-glazed windows to main house
- Mainly UPVC windows to the cottage
- Three single garages and ample parking
- Three-bedroom cottage
- Four fields: numbers 658, 659, 591 and 592
- Freehold and Entitled/Licensed



Gill Hunt, FNAEA
Director

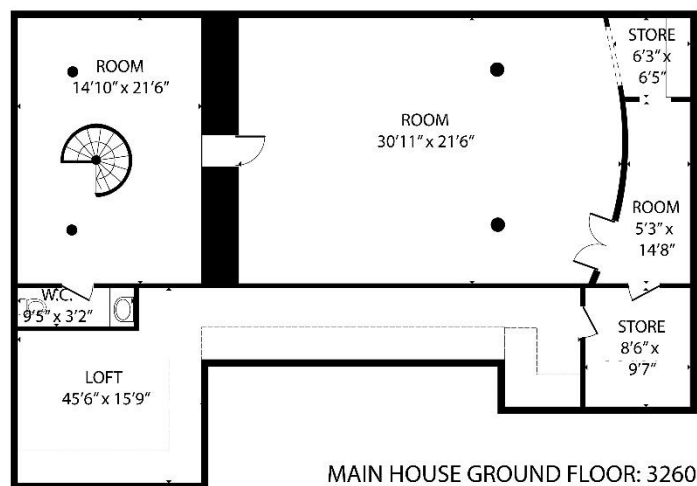
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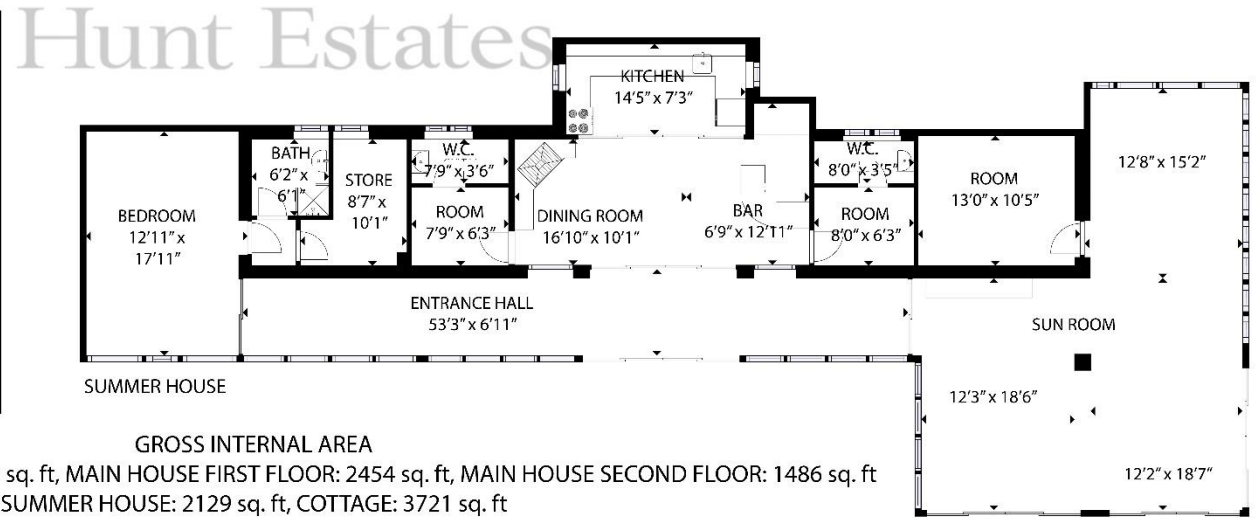


MAIN HOUSE GROUND FLOOR

MAIN HOUSE FIRST FLOOR



MAIN HOUSE SECOND FLOOR



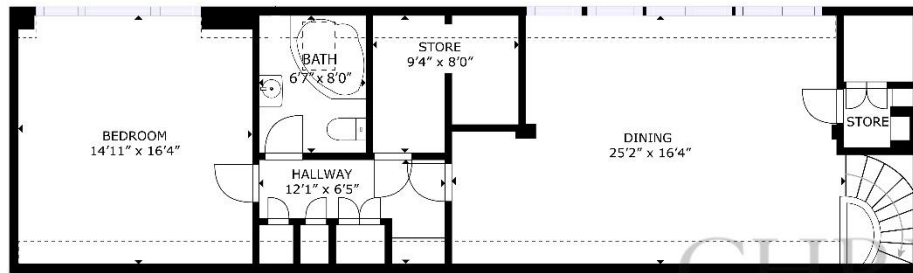
SUMMER HOUSE

GROSS INTERNAL AREA

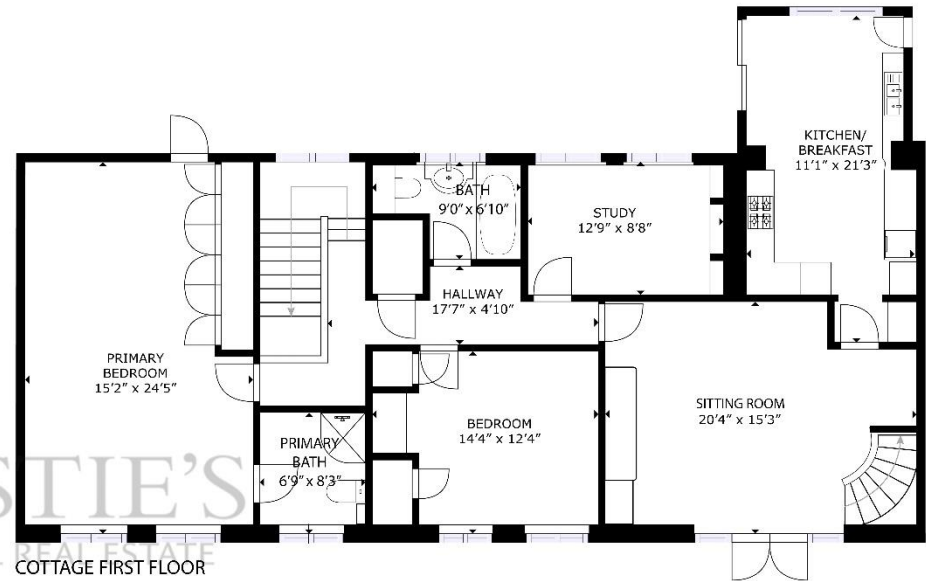
MAIN HOUSE GROUND FLOOR: 3260 sq. ft, MAIN HOUSE FIRST FLOOR: 2454 sq. ft, MAIN HOUSE SECOND FLOOR: 1486 sq. ft
 SUMMER HOUSE: 2129 sq. ft, COTTAGE: 3721 sq. ft
 TOTAL: 13050 sq. ft

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 146 sq. ft

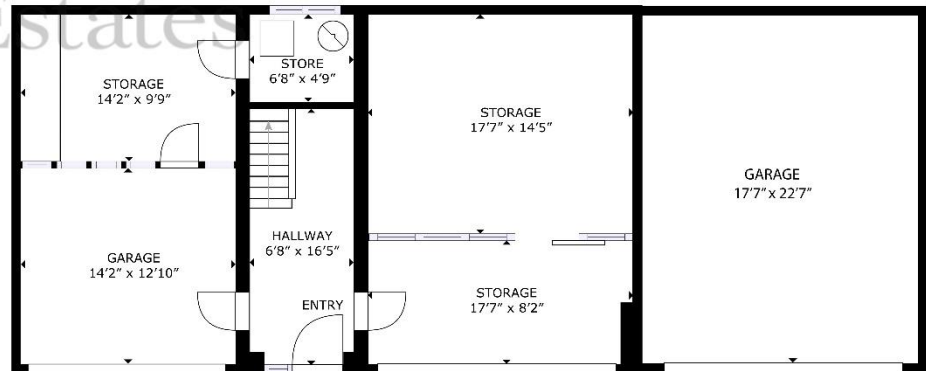
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COTTAGE SECOND FLOOR



COTTAGE FIRST FLOOR



COTTAGE GROUND FLOOR

GROSS INTERNAL AREA
 COTTAGE GROUND FLOOR: 1323 sq. ft, COTTAGE FIRST FLOOR: 1561 sq. ft
 COTTAGE SECOND FLOOR: 837 sq. ft
 TOTAL: 3721 sq. ft

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 146 sq. ft

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