



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Hunt Estates

Detached Bungalow In Quiet Location With Field And Commercial Unit
St. Ouen, Jersey

DETACHED BUNGALOW IN QUIET LOCATION WITH FIELD AND COMMERCIAL UNIT

This delightful three-bedroom detached bungalow is set on a large site in a quiet and peaceful location in St Ouen. It is located on the edge of open fields, within a short walk of Les Landes primary school and a few minutes' drive from the beautiful beaches at Plemont, Greve de Lecq and St. Ouen's Bay.

This home could potentially meet the requirements of house hunters looking for the following attributes:

- a) A family home combined with a steady income from the commercial unit.
- b) Substantial storage: a quality build which would be ideal for storing a car collection and/or small business enterprise.
- c) Building potential on the commercial site-for a larger or second dwelling; subject to planning approvals.

The bungalow is in good condition but would benefit from a light makeover including a new kitchen.

The property further benefits from a 3.73 verges field with agricultural classification, currently let out to a farmer.

The majority of the commercial unit has been let as dry storage; (2,752 sq. ft).

The main house comprises; entrance hall, sitting/dining room with a multi-fuel stove, separate eat-in kitchen with views over the field, utility room, three double bedrooms, each with built in storage, and a house bathroom. A single garage has loft storage. The garage would make an ideal area to add another bathroom or habitable space (subject to planning).

Externally, there is a lawned south facing garden and patio, gravelled parking area for several cars to the rear of the property (north). Also, within the grounds, there is a former horse stable and tack room, now used for storage but retaining some original features.



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FEATURES

- Three-bedroom detached bungalow
- Large site in a quiet and peaceful location in St Ouen
- Lawned south facing garden and patio
- Would benefit from light modernisation
- Great potential for expansion or redevelopment
- Former horse stable and tack room
- Commercial Unit
- Agricultural field 3.73 vergées

INFORMATION

- Mains drains
- Borehole water
- Oil fired central heating
- Some double glazed, some crittall windows
- Parking for 5 plus cars
- Parish rates for 2022 were £825.92 inclusive of commercial unit and field
- Freehold and Entitled/Licensed



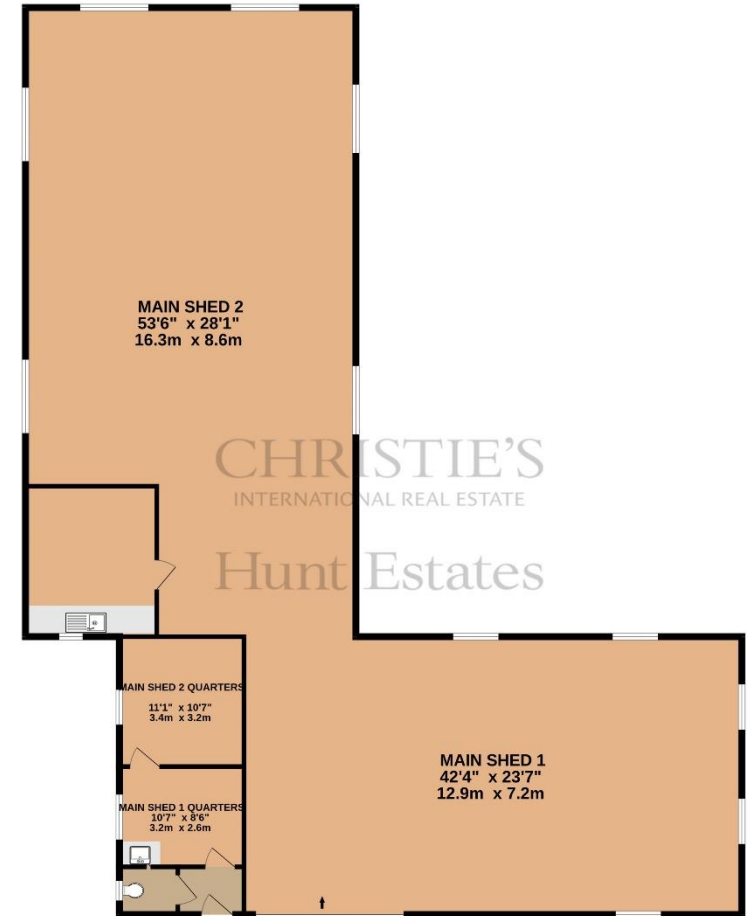
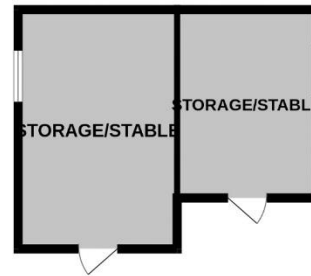
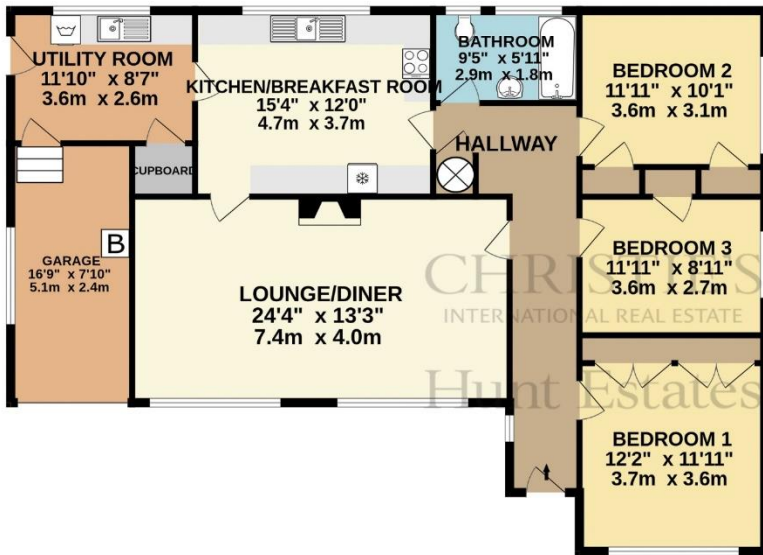
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GROUND FLOOR
2752 sq.ft. (255.6 sq.m.) approx.

GROUND FLOOR
1628 sq.ft. (151.2 sq.m.) approx.



3 BED BUNGALOW

TOTAL FLOOR AREA : 1628 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SHEDS

TOTAL FLOOR AREA : 2752 sq.ft. (255.6 sq.m.) approx.

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