



CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE

Granite Home with Swimming Pool Free from Housing Qualifications
St. Peter, Jersey

GRANITE HOME WITH SWIMMING POOL FREE FROM HOUSING QUALIFICATIONS

A mews house with great character set in a small select gated community of just five residences.

Situated in St. Peter's Village in the west of the island, with supermarkets, pubs/eateries, cafe/restaurant on hand. There is a regular bus stopping close by. Nearby schools include the parish junior school, St. George's private school and the sought after state-of-the-art Quennevais senior school. It is just a short drive to the breathtaking St. Ouen's Bay with its large expanse of golden sand and many water activities, restaurants as well as the locally famous sunsets.

As you approach the property, you are impressed with the historic design and sense of scale that this desirable and distinguished home presents. The facade is most appealing. The double width entrance doors make for a grand entrance. There are outer wooden doors that lead to the inner, full-height glass wall and door.

Comprising: Outer entrance hall leading to a large inner hall with granite flooring, cloakroom, spacious 19.6ft x 18.8ft drawing room with living flame fire. The kitchen has a high ceiling, electronically opening atrium windows, dining and sitting areas and frameless glass doors leading to a delightful walled eating area and, in turn to the beautiful garden, there is a double en-suite bedroom at ground floor level. The first floor has two further en-suite bedrooms, one also with a dressing room, both with vaulted ceilings and exposed beams. All bedrooms and bathrooms are of a great size. The large landing would make a comfortable office or reading room with views over the garden.

The garden and lawns are safe and enclosed. There is a gated gardener's entrance for ease of maintenance. It is part laid to lawn with mature planted borders including colourful shrubs. The main feature is the salt water heated swimming pool. It is heated via an air sourced heat pump and provides year-round enjoyment for health and wellbeing. There is a summer/pool house providing, shade, refreshment and changing facilities or an area for those that may want a separate office space. There is also a plant house that services the salt water pool.

This property is available to both locally qualified persons or those wishing to purchase a home immediately who have not yet gained their full housing qualifications. It is a rare opportunity indeed.

Parking is provided in the courtyard with 2 allocated spaces set side by side. It is already wired for a 32-Amp electric fast charger and there is an exterior 13-Amp socket.









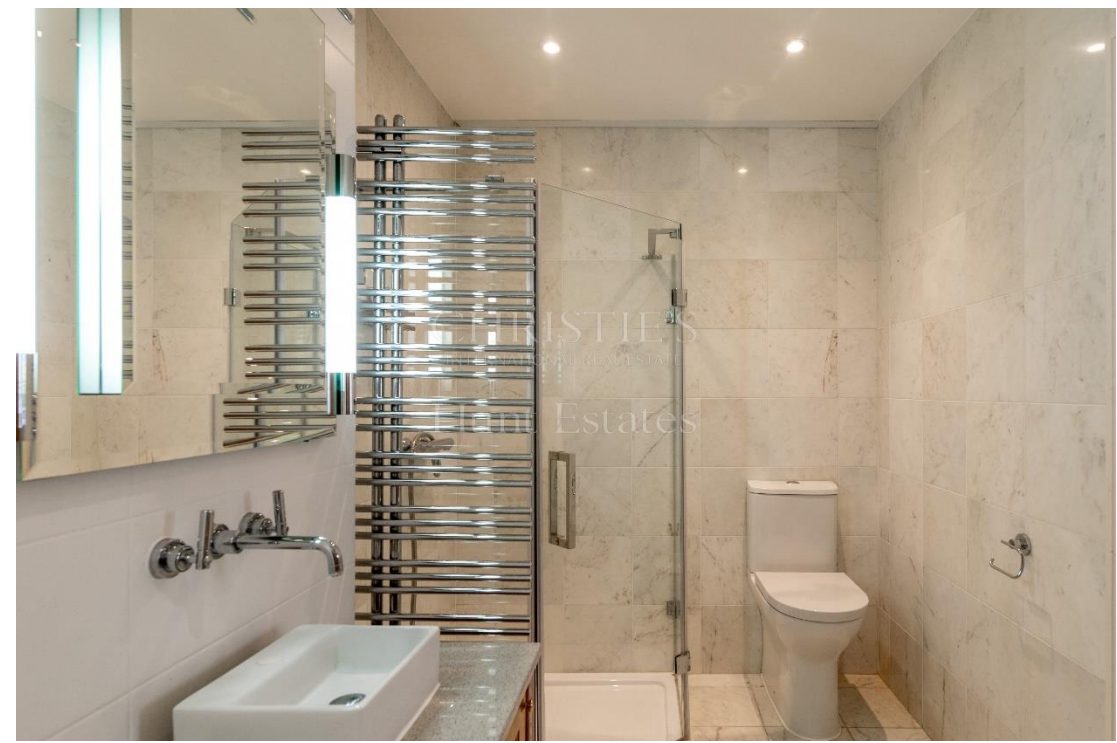
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FEATURES

- Beautiful granite mews house
- Salt water heated swimming pool put in 2021. Liner pool
- Summer house
- Mature planted garden
- 3 double bedrooms all en-suite
- 27ft kitchen/diner
- Village amenities on hand

INFORMATION

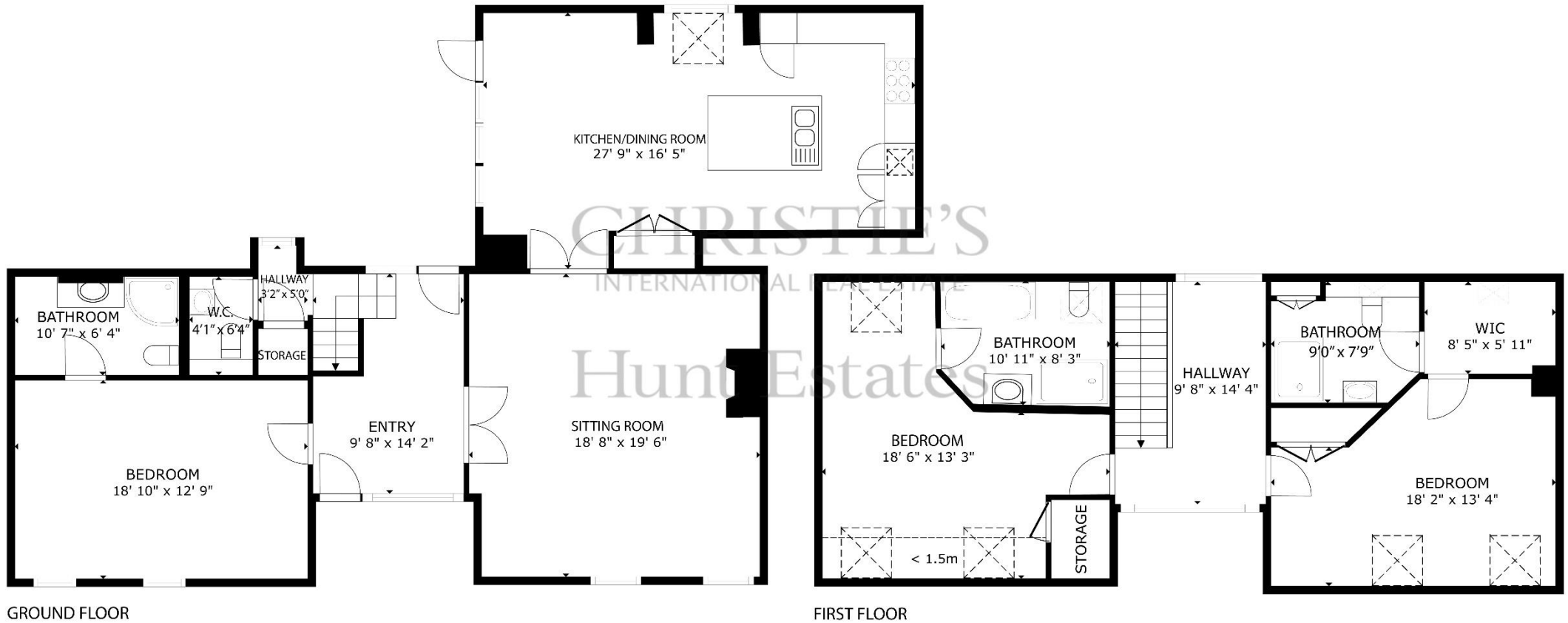
- Mains water and drains
- Mains gas
- Wooden single glazed windows
- Automatic Velux in kitchen
- Grade 4 listed
- 2 allocated parking spaces side by side
- Share transfer



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GROSS INTERNAL AREA
 GROUND FLOOR: 1301 sq. ft, FIRST FLOOR: 820 sq. ft
 TOTAL: 2122 sq. ft

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5m: 38 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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