



Hunt Estates

Detached Country Home with Land
St. Lawrence, Jersey

DETACHED COUNTRY HOME WITH LAND

A modern family home that has been lovingly restored to bring it to a very high standard.

The rooms and layout have been re-designed and the house extended to include spacious reception rooms and a fabulous 40ft kitchen/diner/family room. The property really must be viewed to appreciate all it has to offer. With approx. 5,800 sq ft (including garaging, see floor plan) it has space for all the family to spread out and relax, as well as having space for guests or staff.

As you approach the property through electric gates there is an attractive turning circle, garaging and ample parking. The main entrance hall is open and double height, allowing the light to flood in. there is a tourelle style staircase reminiscent of an old Jersey farmhouse. There is a drawing room with a real fire, a TV room, a study, cloakroom and utility/boot room. At first floor level, there is an impressive main bedroom, it has a vaulted ceiling giving a sense of space. There are doors to a balcony, which overlooks the garden and a field in the property's ownership. The views are far-reaching towards the sea in the distance. There is a well-designed good-sized bathroom, with freestanding bath and separate walk-in shower, a staircase leads to a dressing room.

There are four more bedrooms in the main house, two are en-suite with a dressing room and bedroom three has a raised mezzanine ideal for a teenager or sleepovers. Bedrooms three and four share the family bathroom.

In addition, there is a two bedroom annex set above the garage with separate external staircase access and a seventh bedroom with stairs from the rear of the kitchen.

Externally the property embraces outdoor living and has a great deal to offer. Of particular note is the fabulous outdoor dining area with pergola, kitchen and bar area. There is space for an extra-large refectory table for all the family to relax and enjoy. This area leads seamlessly to a swimming pool for maximum summer enjoyment. It comes with an electric safety cover for convenience and ease. Adjacent are pool changing rooms and an outdoor shower.

The beautifully landscaped garden is a real pleasure. You can cast your eye over the adjoining field, which has equine grazing and keep a watchful eye on your treasured horses. Importantly, the garden is very private.

There is good storage around the home with four garages and ample parking. This tasteful home needs to be viewed to fully appreciate the love, care and good design.

St Lawrence, centrally located for access to St. Helier and picturesque harbour of St. Aubin with restaurants and shops, St. Brelade's Bay where the soft sand and inviting sea is popular all year round. Enjoy sitting above the beach and choose the perfect restaurant to enjoy breakfast, lunch or dinner. A 10-minute drive will take you to the airport or golf courses in the west of the island.































FEATURES

- Perfect family home
- Recently renovated and extended
- Noteworthy gardens, pool and outdoor kitchen
- 5 beds plus separate 2-bedroom apartment
- 40ft kitchen/family room
- Separate horse grazing field

INFORMATION

- Air sourced heat pump for house and pool
- Borehole water with treatment plant
- Soak away drains
- Occupier rates £800 per annum
- Extension and renovation 2011
- Four garages and ample parking
- Available to Entitled/Licensed residents
- Please note that the equivalent of one month's rent is required for the deposit



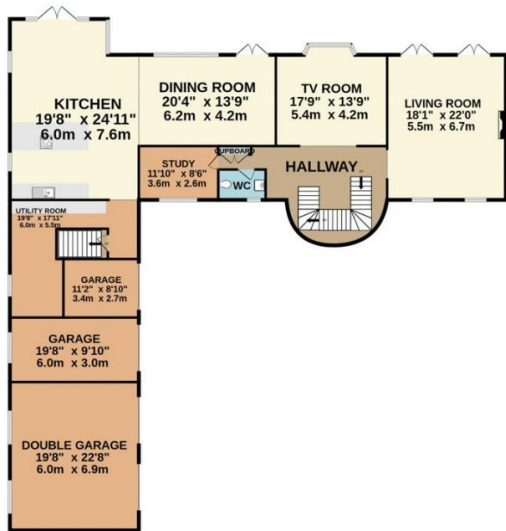
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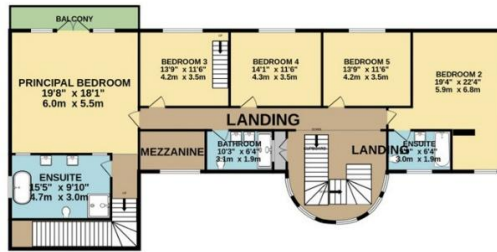
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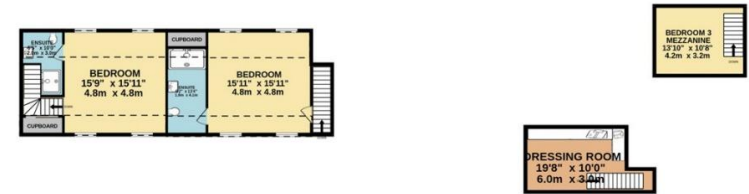
GROUND FLOOR
2843 sq.ft. (264.0 sq.m.) approx.



1ST FLOOR
2690 sq.ft. (249.9 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



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TOTAL FLOOR AREA : 5847 sq.ft. (543.2 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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