



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

Stylish home with country & sea views
Grouville, Jersey

STYLISH HOME WITH COUNTRY & SEA VIEWS

A newly developed and renovated home set in elevated position with a bucolic outlook across the countryside to the sea beyond. The views are far reaching creating a feeling of calm and tranquillity. The property was originally built in the 1960's and now feels like a 'new' home as it has been completely renovated including roof, electrics and plumbing inside and outside.

Comprising; entrance hall, main bedroom with sliding doors to outside, an en-suite including a bath and separate shower; it also has an impressive walk-in wardrobe with additional suitcase storage. There are two more bedrooms and 2 bathrooms at this level.

Stairs lead to the upper floor where there is a wonderful room with high sloping ceiling, large windows allowing the light to flood in, and maximising the beautiful verdant countryside and sea views. It incorporates the well-equipped kitchen area, a seating and dining area, a wood-burning stove, and doors to the fabulous outdoor drinks and dining terrace where you will impress with an al-fresco dining experience. There are steps down to the sitting room and a discreet door to a very practical laundry room.

Outside this lovely home has a grassed area, a shaded seating area with Pergola and a door to the rear of the property which is partially covered. It is a useful area to store bins, bikes and even has an electric charger. Set below the pergola area there is an additional storage room, perfect for storing surfboards, kayaks etc.

There is a separate building which would work perfectly as an office or hobby room having a wonderful view.

Living in this area allows easy access to countryside and reservoir walks, it is situated just a 5-minute drive to Gorey Village and harbour with its many restaurants and the historic Gorey Castle.

It would appeal to those looking for a low maintenance home or who like to travel.

It is available immediately. Keys held for easy viewing.



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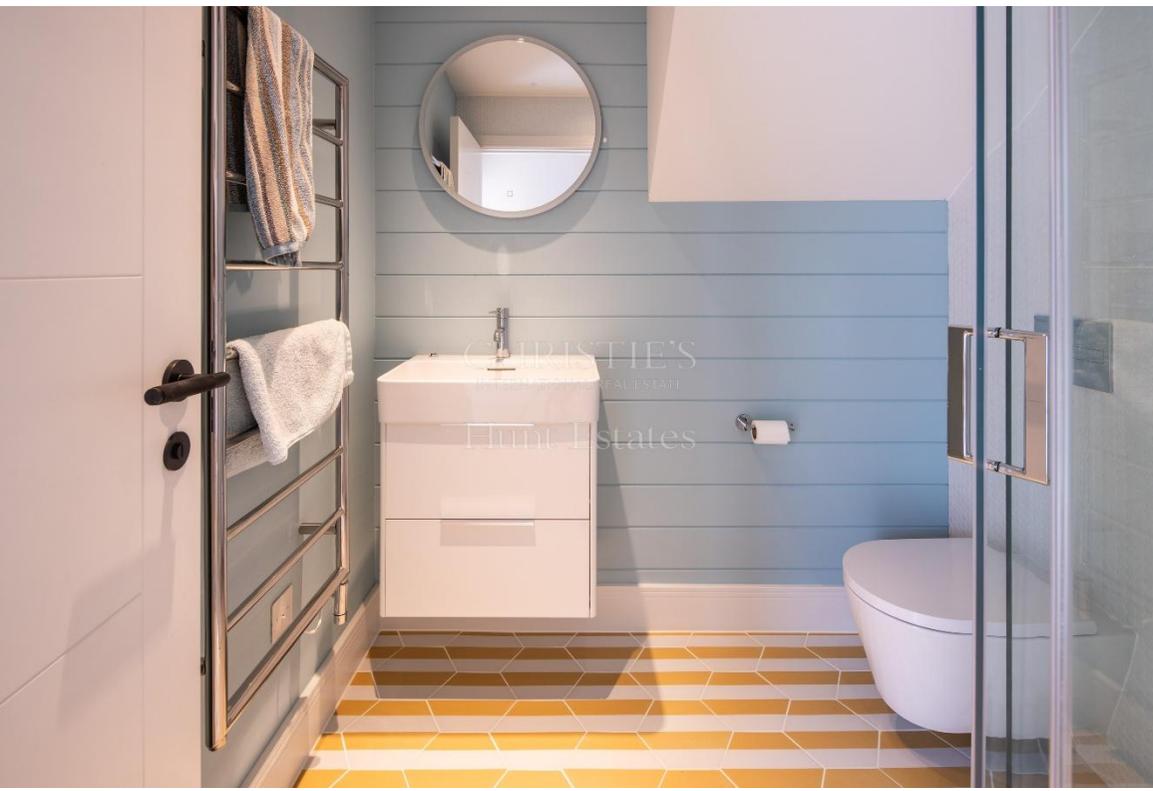








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CHRISTOPHER HUNT
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FEATURES

- Newly renovated home
- 3 bedrooms, 3 bathrooms
- Impressive kitchen
- Beautiful country views to sea
- Elevated drinks terrace
- Separate building perfect for a home office or hobby room
- Additional storage beneath pergola area, perfect for storing surfboards, kayaks etc.

INFORMATION

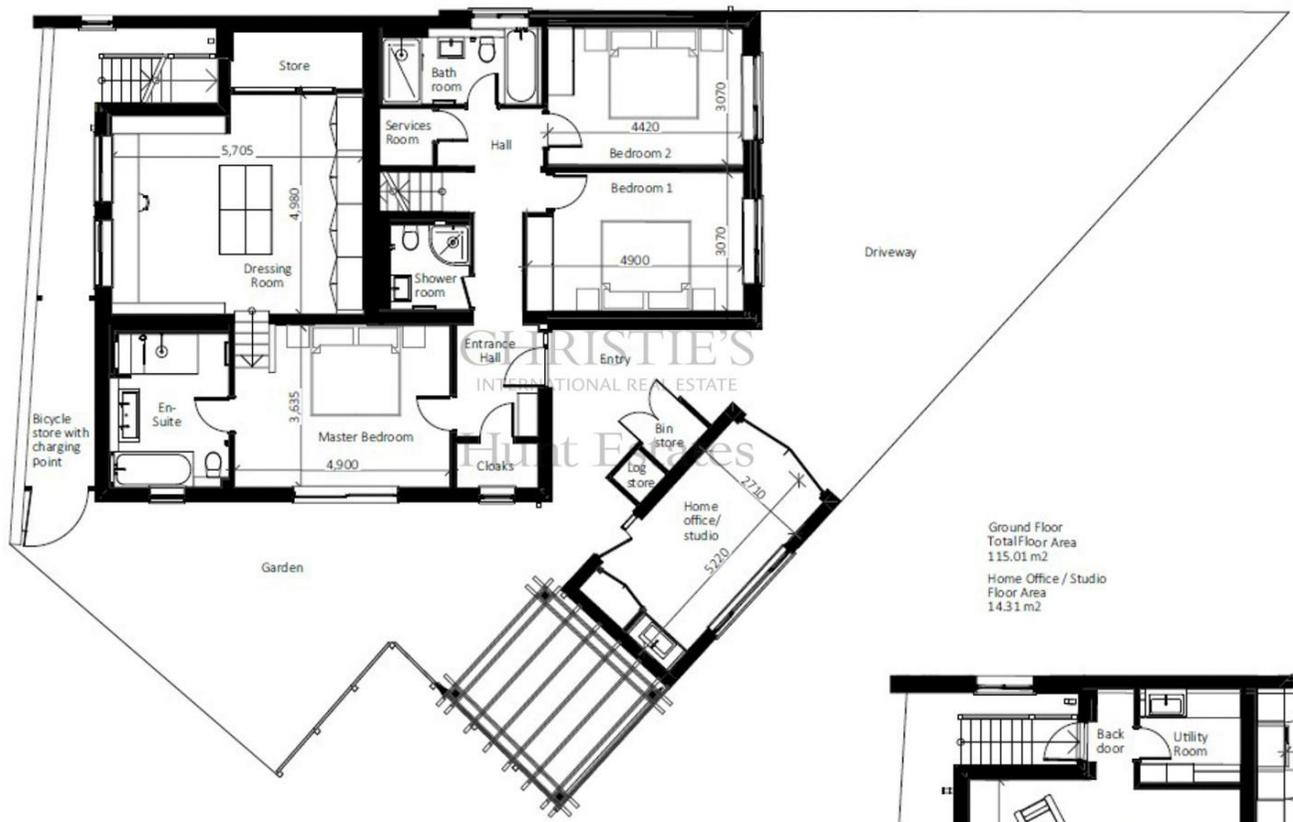
- Borehole with filtration system
- Mains drains
- Electric under floor heating
- All new electrics and plumbing within the house and outside
- Double glazed windows
- Additional outdoor storage
- Electric charging points
- Driveway parking for 4-5 cars
- Parish rates for 2024 were £713.60
- Freehold and Entitled/Licensed



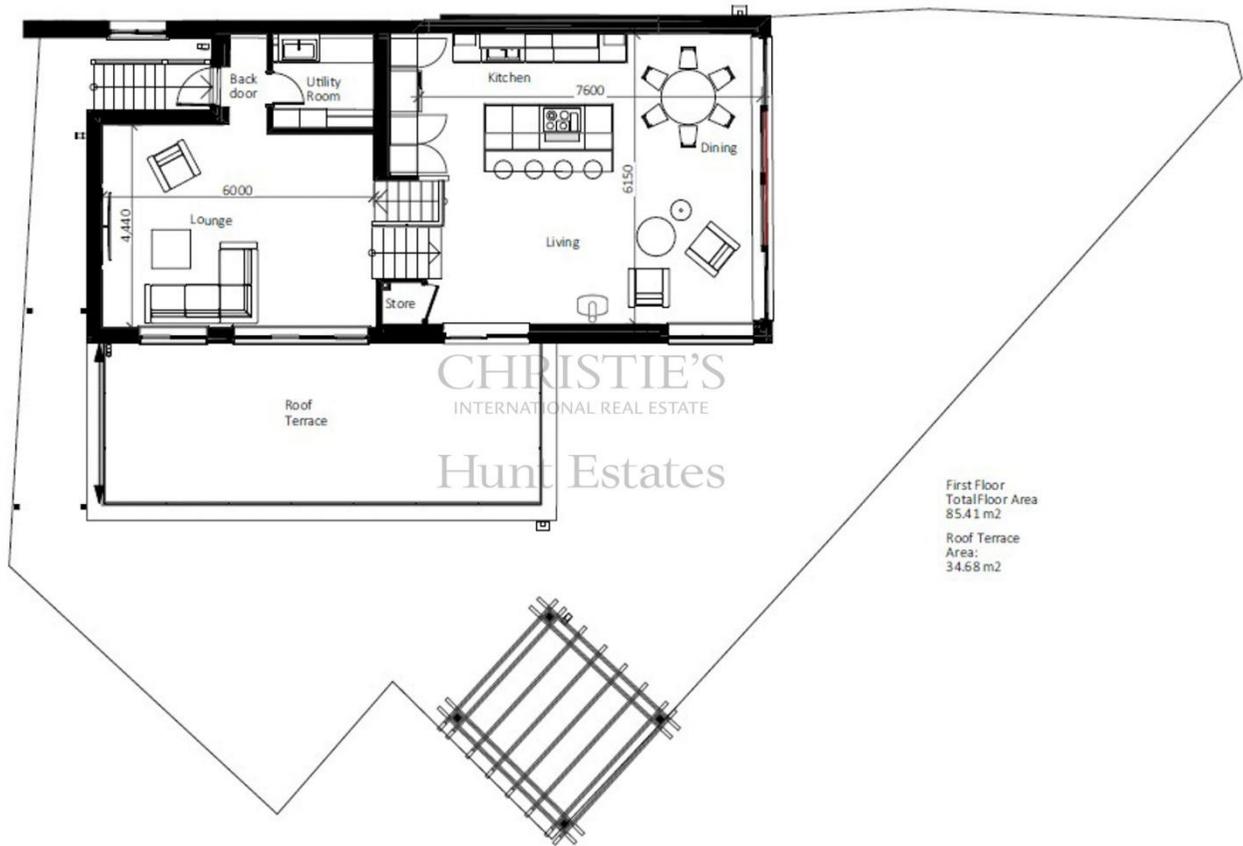
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Ground Floor
 Total Floor Area
 115.01 m²
 Home Office / Studio
 Floor Area
 14.31 m²



First Floor
 Total Floor Area
 85.41 m²
 Roof Terrace
 Area:
 34.68 m²

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