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Cottage Style House With Sunny Aspect Garden
St. Lawrence, Jersey

COTTAGE STYLE FOUR BEDROOM HOUSE WITH SUNNY ASPECT GARDEN

This four-bedroom, two-bathroom house (1863 sq. ft) sits discreetly at the base of the hillside behind Bel Royal, accessed by its own block paved driveway leading from the highly sought after Rue de Haut.

The property is set on two floors and is semi-detached but with the link being to its east elevation, it has all the drive-up appeal of a detached west facing cottage with a very private garden. The delightful level garden catches the sun all day and is enclosed by privacy fencing making it child or pet friendly.

There is parking for four cars in total, as well as an integral garage suitable for storing all the bikes and sports gear that a busy family may have.

The location lies within walking distance of the beach at Bel Royal and the frequent bus services routing through Millbrook.

The property has been sympathetically renovated and reconfigured by the current discerning owners to create a home that offers three separate ground floor living spaces, from the open plan kitchen / diner to the snug with its wood burning stove and a separate cosy sitting room, perfect for piano practice.

The accommodation more fully comprises: a west facing entrance porch with plenty of room for coats and that opens to an inner hallway leading to a sitting room and snug that has both west and south facing windows, filling it with natural light. The snug continues through to the dual aspect fully fitted kitchen/ dining area with an external part glazed door. There is a breakfast bar and plenty of room for a family sized dining table. Adjoining the kitchen/diner is a separate laundry area and ground floor cloakroom.

On the first floor there are four double bedrooms and two bathrooms. The ensuite primary bedroom has an external door opening to a delightful south facing terrace that offers views of St Aubin's Bay.

The property is beautifully presented and offers a quiet lane location whilst being within easy reach of the airport and St Helier, all in all, a very special home.



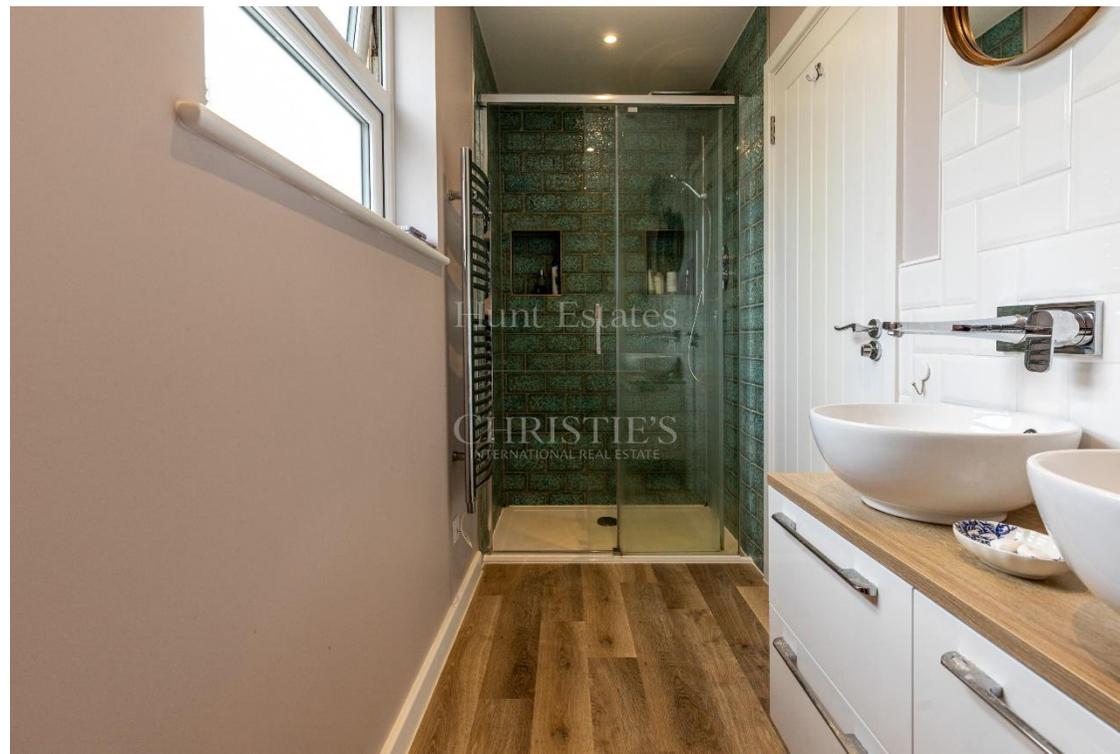


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FEATURES

- 1,863 sq. ft (excluding garage)
- Four double bedrooms
- Primary bedroom ensuite
- Two bathrooms & ground floor cloakrooms
- South and west facing garden
- South facing terrace with sea views
- Three reception rooms
- Les Quennevais School catchment area

INFORMATION

- Mains water and drains
- Brand new electric flow boiler for central heating & water
- Electric hot water back up
- Gas fired hob
- Double glazed
- Integral garage for storage and parking for 4 cars
- Parish rates for 2025 were £483
- Freehold and available to Entitled/ Licensed

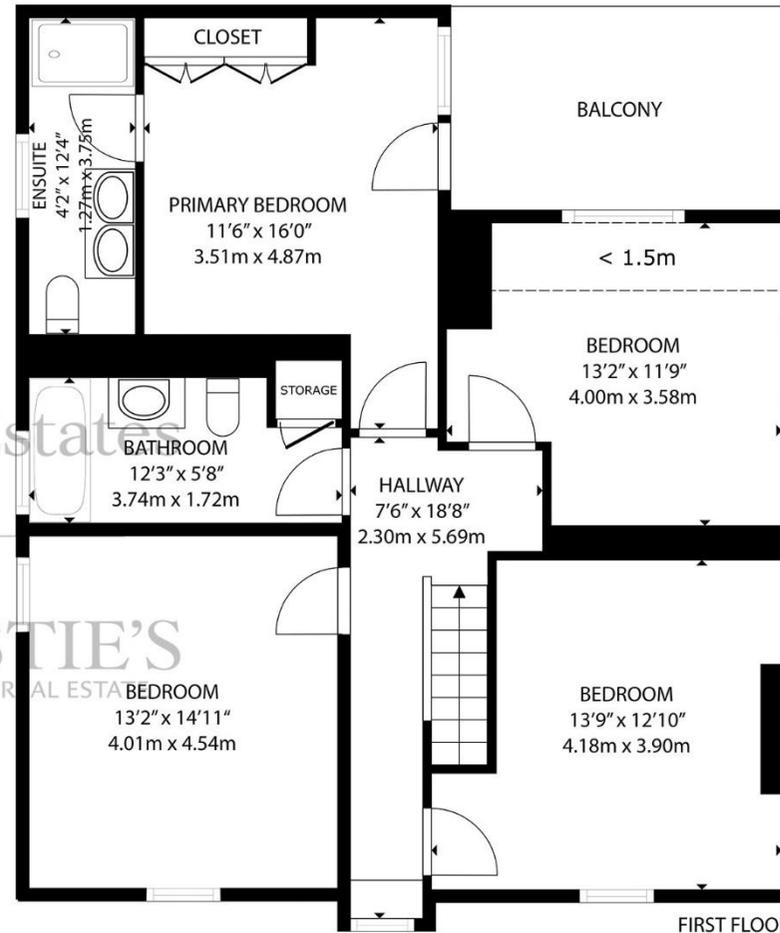
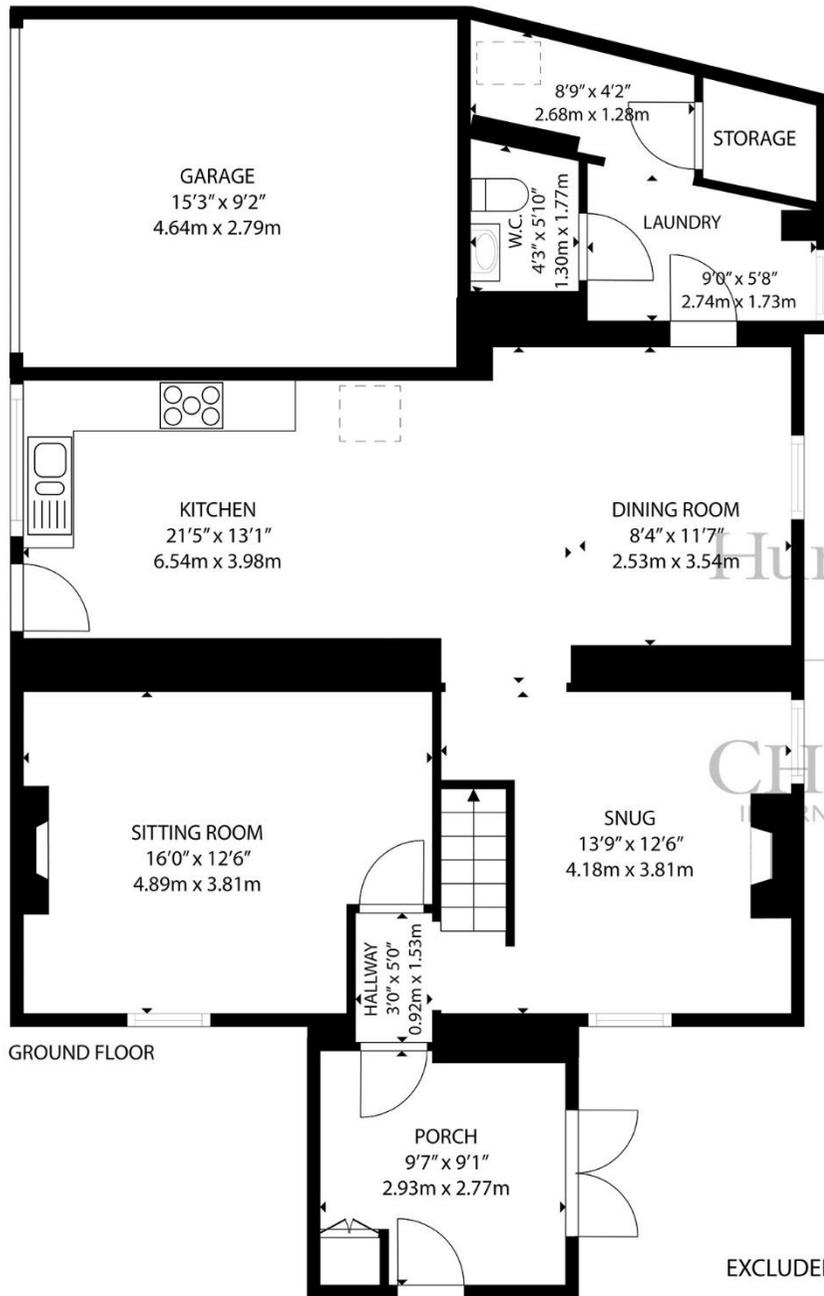


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GROSS INTERNAL AREA
 GROUND FLOOR: 983 sq. ft, 91.3 m², FIRST FLOOR: 880 sq. ft, 81.8 m²
 TOTAL: 1863 sq. ft, 173.1 m²

EXCLUDED AREAS: GARAGE: 139 sq. ft, 12.9 m², REDUCED HEADROOM BELOW 1.5M: 30 sq. ft, 2.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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