



Hunt Estates

Distinguished Granite Property With Rural Views To The Coast
St. Ouen, Jersey

DISTINGUISHED GRANITE PROPERTY WITH RURAL VIEWS TO THE COAST

Accessed via electric gates and a long private driveway, this distinguished heritage property enjoys exceptional privacy and spectacular views across rural land to the coast with Sark on the horizon.

An impressive entrance hall complete with an elegant oak staircase, immediately sets the tone for the quality and character found throughout. The principal kitchen has ample space for a large dining table and features an oil-fired AGA, traditional panelling, a pantry and utility room. The kitchen opens directly onto a private flagstone-paved inner courtyard, the ideal space for alfresco dining.

Pocket doors lead through to a cozy snug with a working wood-burning stove, while a convenient cloakroom sits just off the main hallway.

The main reception room has a magnificent, vaulted ceiling and minstrel's gallery, complemented by a second working fireplace. Further pocket doors open into the elevated orangery, which enjoys a triple-aspect outlook across rolling fields towards the sea.

The East Wing includes a study, a second cloakroom, a laundry room, and a summer kitchen. The summer kitchen, with a built-in banquette, opens directly onto the south-facing terrace and fine swimming pool, which is equipped with a weight-bearing electric cover.

On the first floor, the recently refurbished primary bedroom features built-in wardrobes, a new en-suite bathroom with both bath and shower, and direct access to the terrace and poolside below. This level also includes two additional house bathrooms, three further double bedrooms (two with en-suite facilities), and a single bedroom. One of the ensuite double bedrooms connects to the one-bedroom cottage via a charming external bridge.

The second floor provides an additional double bedroom with an en-suite shower room and generous eaves storage, ideal as a guest suite or for older children.

Externally, the property benefits from a separate one-bedroom cottage set on two floors and with patio doors to the side garden. There is parking for at least eight cars on the gravel dressed forecourt and driveway, two garages and a further single garage suitable for storage. Further features include a second courtyard containing the large, heated swimming pool, a poolside changing room with shower and separate WC.

Beautifully maintained gardens take full advantage of the property's breathtaking position close to the coast.



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FEATURES

- Rural views towards the coast
- Detached heritage granite property
- 7,997 sq. ft
- Main house six bedrooms, five bathrooms
- Separate one-bedroom cottage
- Heated swimming pool
- Enclosed private courtyards
- Recently renovated throughout
- Available soon

INFORMATION

- Mains water and septic tank drains
- Three phase electricity
- Oil fired central heating
- Separate oil-fired boiler for pool heating
- Double glazed
- Pets by negotiation
- Parking for eight cars & two garages
- Further garage for storage
- Occupiers' rates approx. £1,600
- Available to Entitled/Licensed residents
- Please note that the equivalent of 1 months' rent is required for the deposit



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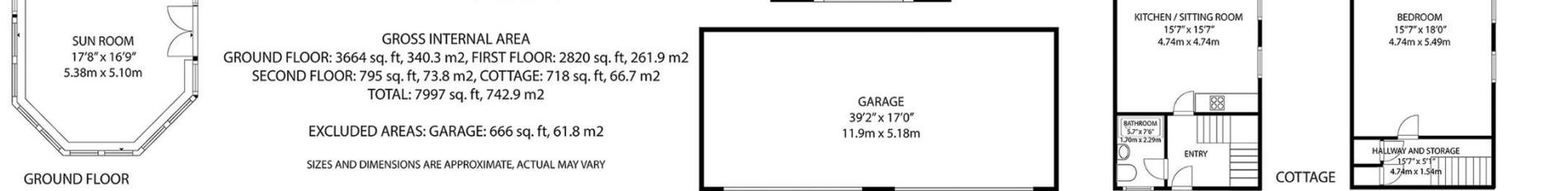
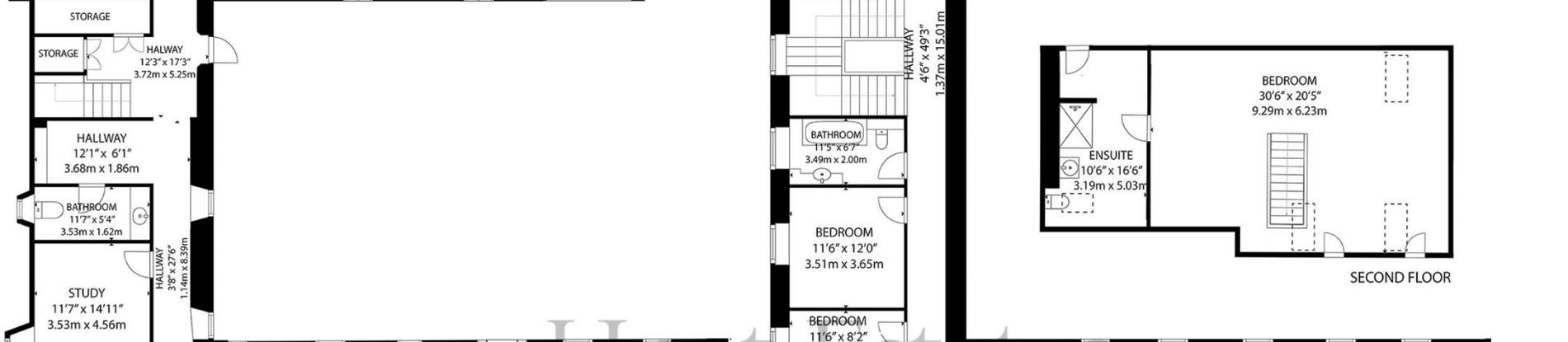
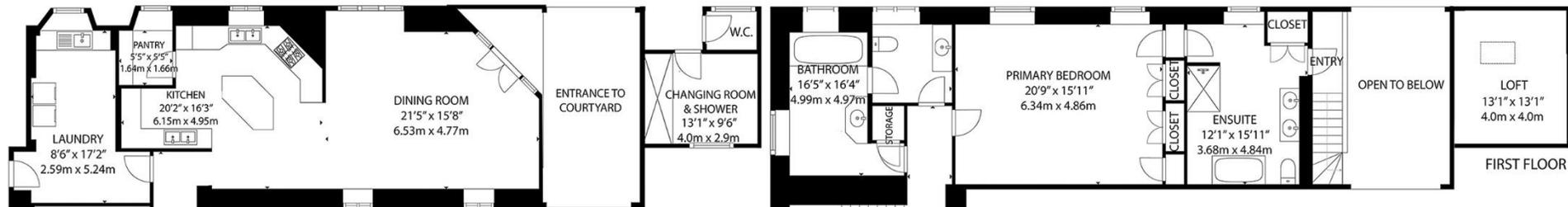
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GROSS INTERNAL AREA
 GROUND FLOOR: 3664 sq. ft, 340.3 m2, FIRST FLOOR: 2820 sq. ft, 261.9 m2
 SECOND FLOOR: 795 sq. ft, 73.8 m2, COTTAGE: 718 sq. ft, 66.7 m2
 TOTAL: 7997 sq. ft, 742.9 m2

EXCLUDED AREAS: GARAGE: 666 sq. ft, 61.8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

COTTAGE

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