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Substantial Granite Farm Complex
St. Martin, Jersey

SUBSTANTIAL GRANITE FARM COMPLEX WITH EXTENSIVE LAND IN A DELIGHTFUL RURAL SETTING

This quintessential Jersey granite farmhouse dating from 1623 is approached by a long driveway that wends its way up to the house with immaculately maintained south facing gardens either side.

The setting in the heart of rural St. Martin is delightful, offering a high level of privacy and with far reaching views over its own gently rolling land towards the Ecrehous and the coast of France.

The property offers a nature lovers dream, standing in the centre of a total of 24 vergées of wrap-around land, including gardens with a traditional granite cider press, agricultural and equine fields and a small, wooded area. For the keen gardener, there is a brand new 24 ft greenhouse and an adjacent allotment.

The main house comprises four bedrooms and two bathrooms set on two floors, an adjoining two-bedroom ground floor apartment and large integral barn areas that offer huge, as yet untapped potential. The existing accommodation covers more than 3000sq ft but with a further 2100 sq. ft of immediately adjoining barns. A large loft space above the integral double garage and kitchen would lend itself to the creation of additional accommodation.

A secondary driveway leads to the rear of the main house and provides separate access to the two-bedroom apartment, a 3200 sq. ft newly re-roofed shed, courtyard and two further detached outbuildings. The 3200 sq ft footprint shed includes former staff accommodation and provides a further 1800 sq ft at mezzanine level. With its elevated location to the north of the main house and the separate driveway, the shed offers exceptional potential for development, subject to obtaining the necessary permissions.

The property has been well maintained and modernised by the current owners over many years. The main house has been re-roofed and has oil fired central heating and three phase electricity.

The property is currently served by borehole water and soakaway drains but the mains drains and mains water are located in the road bordering its own land, offering a practical opportunity for connection. The main house includes an integral double garage with parking for at least 12 cars close by.

With privacy, extensive wrap-around land and access to mains services in an elevated rural location, this property offers an exceptional opportunity to create a very special multi-generational home.











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HURON





















FEATURES

- Substantial granite farm complex
- 24 verges of gardens and land
- 4-bedroom main house + 2 bed apt
- 3200 sq. ft newly reroofed shed
- 2x detached outbuildings
- Gated driveway approach
- Beautifully maintained gardens
- Rural St Martin location
- Far reaching views to the sea

INFORMATION

- Borehole water with filtration system
- Soakaway and septic tank foul water drains
- Potential to connect to mains drains and water
- Oil fired central heating in main house
- uPVC double glazed windows
- Heritage Grade 3 listed (Ref MN 0044)
- Parking for +12 cars
- Parish rates for 2024 were £1,925
- Freehold and available to entitled/ licensed



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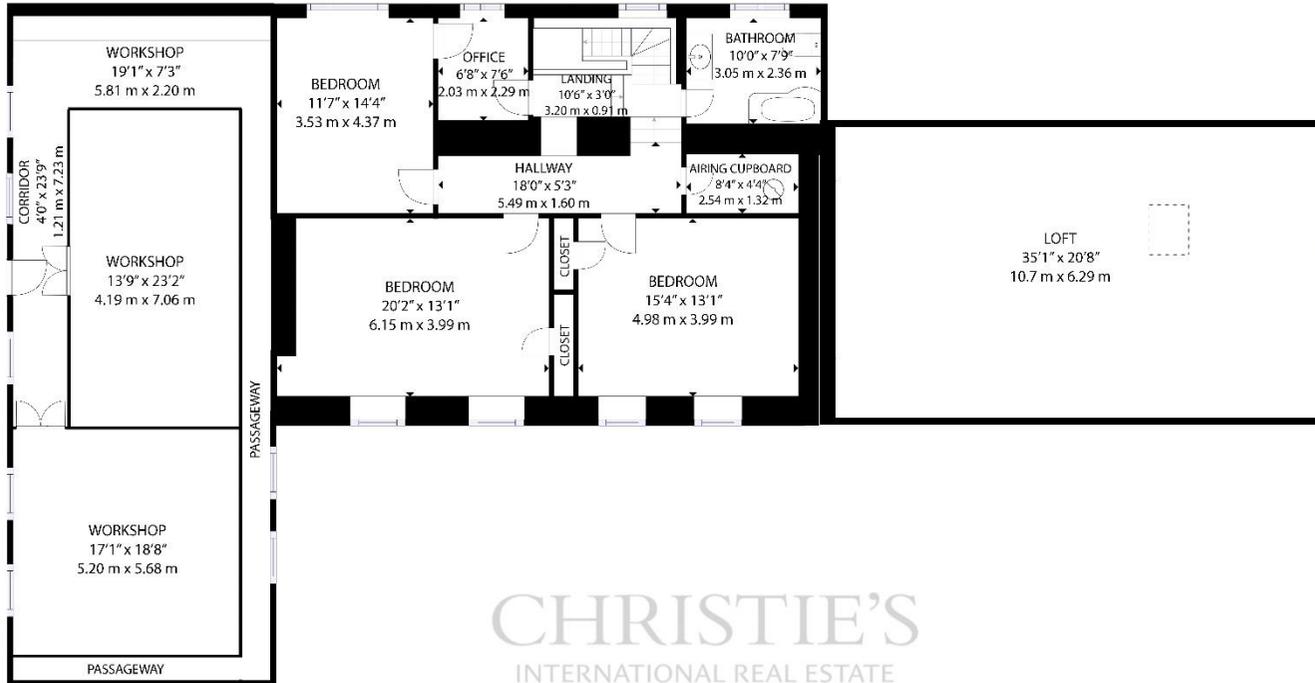
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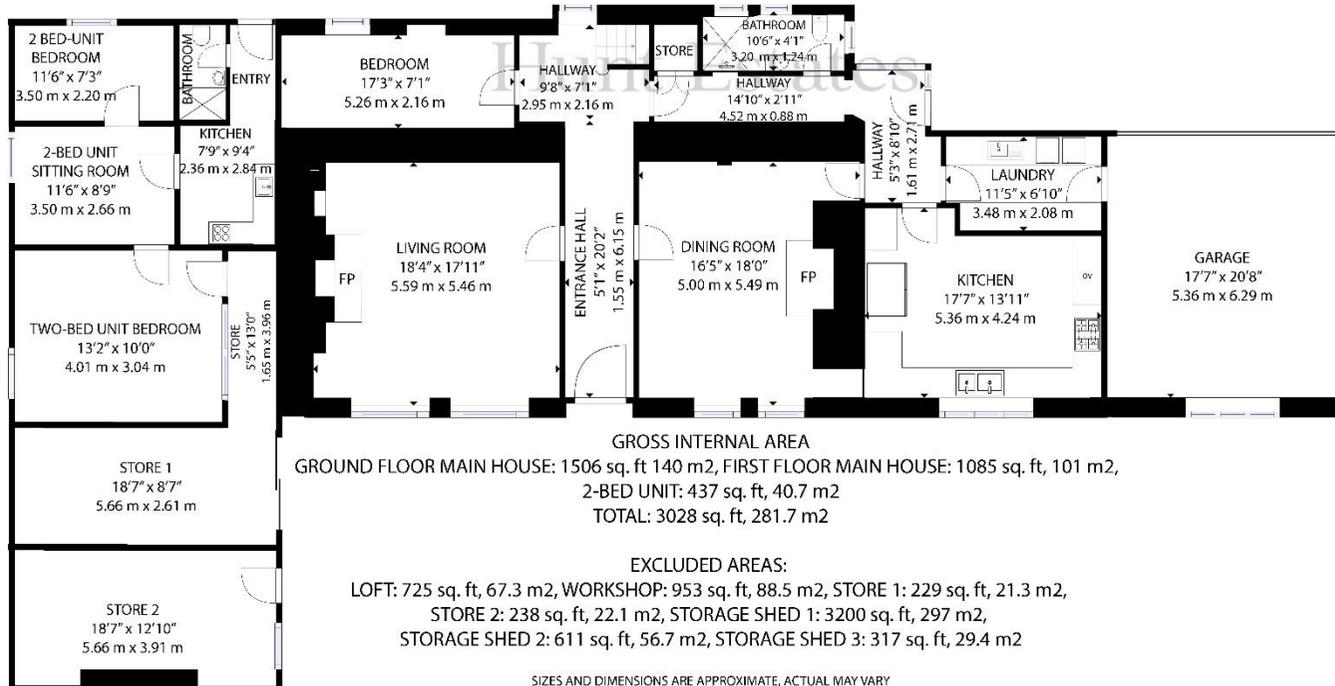
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GROSS INTERNAL AREA
GROUND FLOOR MAIN HOUSE: 1506 sq. ft, 140 m², FIRST FLOOR MAIN HOUSE: 1085 sq. ft, 101 m²,
2-BED UNIT: 437 sq. ft, 40.7 m²
TOTAL: 3028 sq. ft, 281.7 m²

EXCLUDED AREAS:
LOFT: 725 sq. ft, 67.3 m², WORKSHOP: 953 sq. ft, 88.5 m², STORE 1: 229 sq. ft, 21.3 m²,
STORE 2: 238 sq. ft, 22.1 m², STORAGE SHED 1: 3200 sq. ft, 297 m²,
STORAGE SHED 2: 611 sq. ft, 56.7 m², STORAGE SHED 3: 317 sq. ft, 29.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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