



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

Substantial 4 Bedroom, 3 Bathroom Dormer Bungalow
St. Lawrence, Jersey

SUBSTANTIAL 4 BEDROOM, 3 BATHROOM DORMER BUNGALOW IN A DELIGHTFUL RURAL SETTING

This very attractive, partly granite faced dormer bungalow sits in the heart of St Lawrence with a delightful south facing enclosed garden that borders its own meadowland. The substantial property is set on two floors but with the majority of the accommodation, including three of the four bedrooms, being on the ground floor (2560 sq. ft of the total 3694 sq. ft).

The expansive accommodation on the ground floor comprises entrance hall, cloakroom, separate fitted kitchen, laundry room, dining room and sitting room (both with garden doors), study, a large ensuite primary bedroom with garden doors, two further double bedrooms and a house bathroom. There is access to the integral double garage.

On the first floor there is a large double bedroom and house bathroom with access to huge attic areas offering as yet untapped potential (subject to any necessary planning approvals).

The recently landscaped garden is enclosed by walls which offer a high level of privacy whilst still retaining the rural aspect with views across the adjoining area of meadow that lies within its ownership.

With a new detached summer house and a combination of block paved areas, terraces and trimmed lawn, there is an area of the garden suited to every time of the day. The fully glazed doors leading from the principal rooms ensure that the delightful outlook over the garden can be enjoyed to the full.

The property is approached from a private lane and there is forecourt parking for 5 cars and a double garage that offers in-line parking for two cars. To the side of the private lane slightly away from the house, is a shared use visitor parking space.

The property is presented in immaculate condition and offers an opportunity to secure a very special home in a rural setting.





















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FEATURES

- Detached dormer bungalow
- 3694 sq. ft (2560 sq. ft ground floor)
- 4 bedrooms (ensuite primary bed)
- 3 bathrooms plus cloakroom
- Superb, landscaped garden
- Owns section of adjoining meadow

INFORMATION

- Mains drains, borehole water with filtration system
- Oil fired central heating
- New oil-fired boiler in 2025
- Wood burning stove
- Double glazed
- Owns part of Field L82
- Parking for 5 cars & double garage
- 1 shared visitor space
- Parish rates for 2024 were £758.08
- Freehold and available to Entitled/ Licenced



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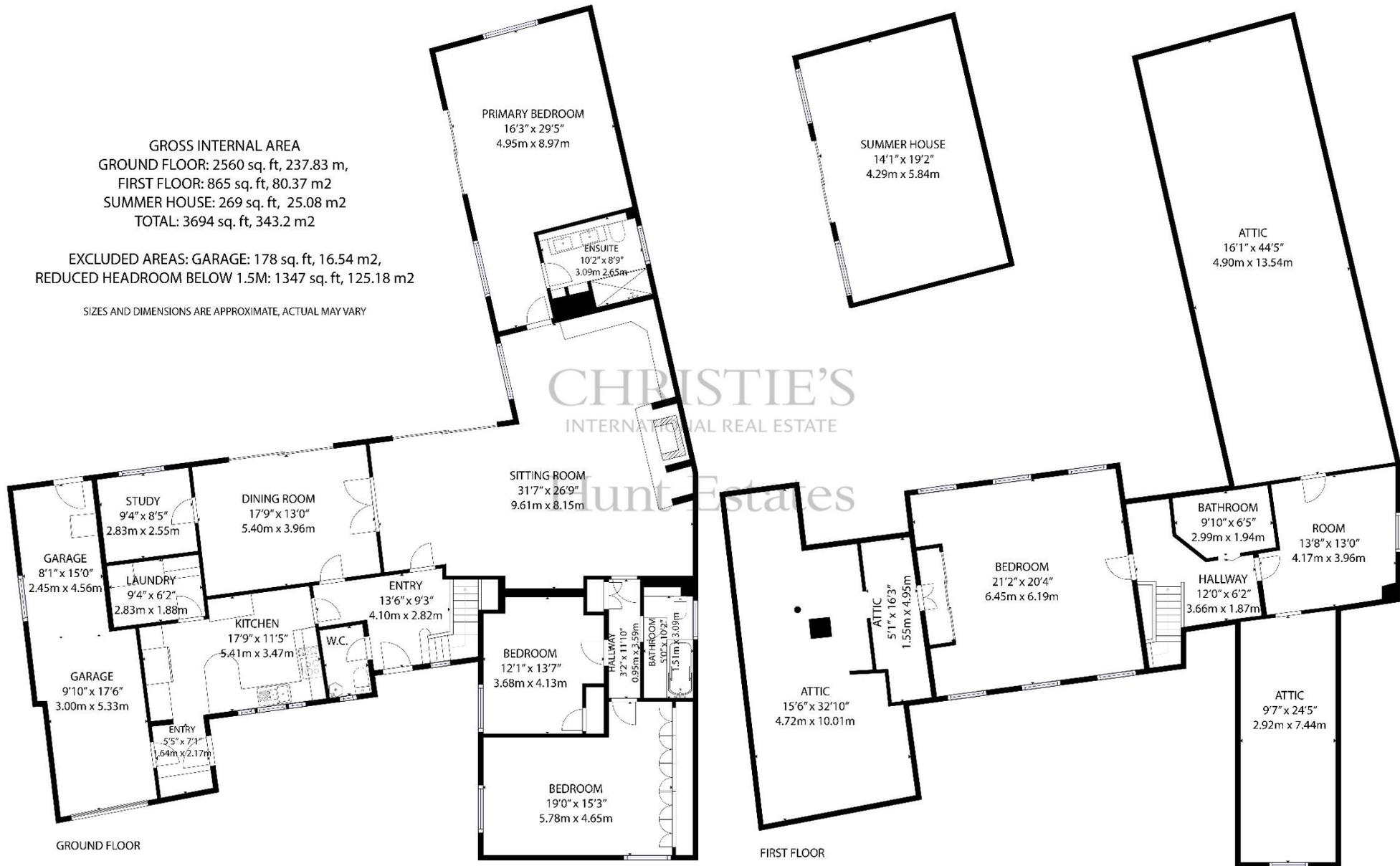
GROSS INTERNAL AREA
 GROUND FLOOR: 2560 sq. ft, 237.83 m,
 FIRST FLOOR: 865 sq. ft, 80.37 m2
 SUMMER HOUSE: 269 sq. ft, 25.08 m2
 TOTAL: 3694 sq. ft, 343.2 m2

EXCLUDED AREAS: GARAGE: 178 sq. ft, 16.54 m2,
 REDUCED HEADROOM BELOW 1.5M: 1347 sq. ft, 125.18 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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PRIMARY BEDROOM
 16'3" x 29'5"
 4.95m x 8.97m

SUMMER HOUSE
 14'1" x 19'2"
 4.29m x 5.84m

ATTIC
 16'1" x 44'5"
 4.90m x 13.54m

SITTING ROOM
 31'7" x 26'9"
 9.61m x 8.15m

BATHROOM
 9'10" x 6'5"
 2.99m x 1.94m

ROOM
 13'8" x 13'0"
 4.17m x 3.96m

BEDROOM
 21'2" x 20'4"
 6.45m x 6.19m

HALLWAY
 12'0" x 6'2"
 3.66m x 1.87m

GARAGE
 8'1" x 15'0"
 2.45m x 4.56m

STUDY
 9'4" x 8'5"
 2.83m x 2.55m

DINING ROOM
 17'9" x 13'0"
 5.40m x 3.96m

ENTRY
 13'6" x 9'3"
 4.10m x 2.82m

LAUNDRY
 9'4" x 6'2"
 2.83m x 1.88m

KITCHEN
 17'9" x 11'5"
 5.41m x 3.47m

W.C.

BEDROOM
 12'1" x 13'7"
 3.68m x 4.13m

HALLWAY
 3'2" x 11'10"
 0.95m x 3.59m

BATHROOM
 5'0" x 10'2"
 1.51m x 3.09m

ATTIC
 5'1" x 16'3"
 1.55m x 4.95m

ATTIC
 15'6" x 32'10"
 4.72m x 10.01m

ATTIC
 9'7" x 24'5"
 2.92m x 7.44m

GARAGE
 9'10" x 17'6"
 3.00m x 5.33m

ENTRY
 5'5" x 7'1"
 1.64m x 2.17m

BEDROOM
 19'0" x 15'3"
 5.78m x 4.65m

GROUND FLOOR

FIRST FLOOR

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