



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

Detached country residence with separate cottage
Grouville, Jersey

DETACHED COUNTRY RESIDENCE WITH SEPARATE COTTAGE

Situated in a tranquil country location in a picturesque bucolic area that is typical of Jersey, this attractive property has a lot to offer.

Whilst the main house is a latter-day design, the separate 2 bedroom converted cottage wokes thoughts of temps passe.

The detached residence is set on high ground and enjoys far reaching views across the countryside and towards Mont Orgueil Castle. It is light and bright and has spacious reception rooms.

Within easy reach is Gorey Pier and harbour (approx. 3km) with shops, café's, pubs and restaurants and Queen's Valley reservoir (1.1km) is perfect for country walks with the children or dogs.

Comprising; entrance hall, 28ft sitting room with a real fire and doors to a balcony with lovely country views, this is then open to the dining room, again with lovely views. The kitchen is spacious and well equipped, utility room with door to outside and a separate study completes this floor.

Steps lead down to the bedroom area where there are 4 bedrooms and 3 bathrooms (2 being en suite), there is also a study and separate WC. All bedrooms have doors opening to the outside to enjoy the lovely summer days.

The pretty granite barn was renovated and extended by the current owner. It is modern with a kitchen/sitting area, sitting/dining area and a sun room. There is a spiral staircase to the first floor where there are 2 bedrooms and a bathroom. There is a designated parking area for 2 cars. It is ideal as a workspace, for family members or as a home with income.

The outside area is well kept with planted borders and a lawned garden steps from the house through the garden with access to the cottage.

This lovely home is ready for a new family to move into immediately and there is further scope to extend, subject to planning permission.





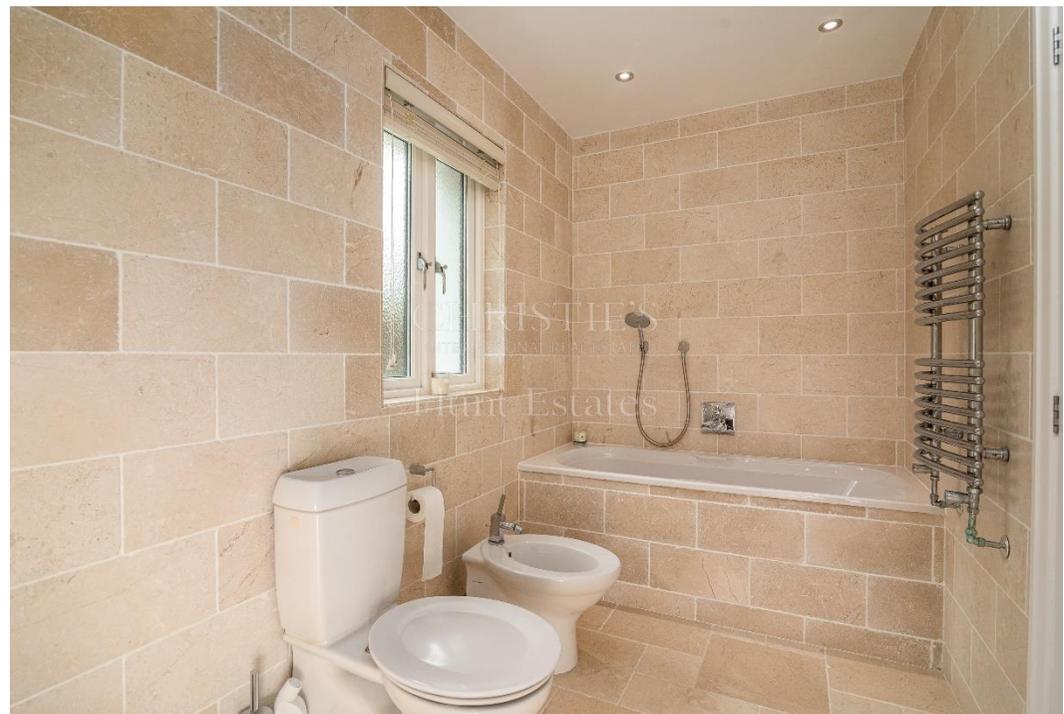












THE COTTAGE









FEATURES

- Detached residence
- Country location
- Country plus far-reaching views
- Enjoy easy access to Gorey Harbour
- Main house with 4 bedrooms and 3 bathrooms
- A bright and spacious home
- Separate 2 bedrooms, 1 bathroom cottage

INFORMATION

- Mains water and drains
- Borehole water for garden
- Oil fired central heating to main house
- Electric heating in 2-bedroom cottage
- Double glazed
- Main house approx. 3,109 sq. ft
- Cottage approx. 849 sq. ft
- Double garage – 370 sq. ft and ample driveway parking
- Parish rates for 2024 were approx. £1,500
- Freehold and Entitled/Licensed



Gill Hunt, FNAEA
Director

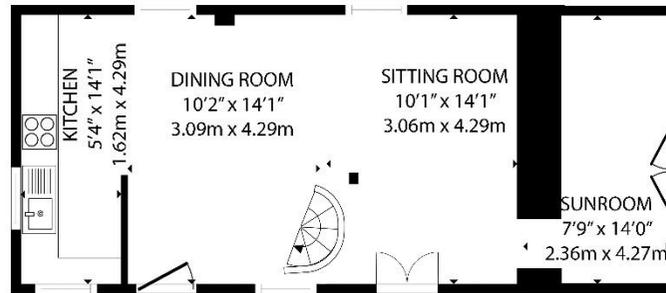
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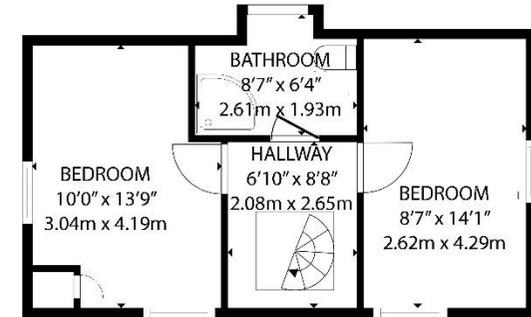
GROSS INTERNAL AREA
 MAIN HOUSE GROUND FLOOR: 1504 sq. ft, 139.7 m2,
 MAIN HOUSE FIRST FLOOR: 1235 sq. ft, 114.7 m2
 TOTAL: 2739 sq. ft, 254.4 m2

COTTAGE GROUND FLOOR: 481 sq. ft, 44.7 m2
 COTTAGE FIRST FLOOR: 368 sq. ft, 34.1 m2
 TOTAL: 849 sq. ft, 78.8 m2

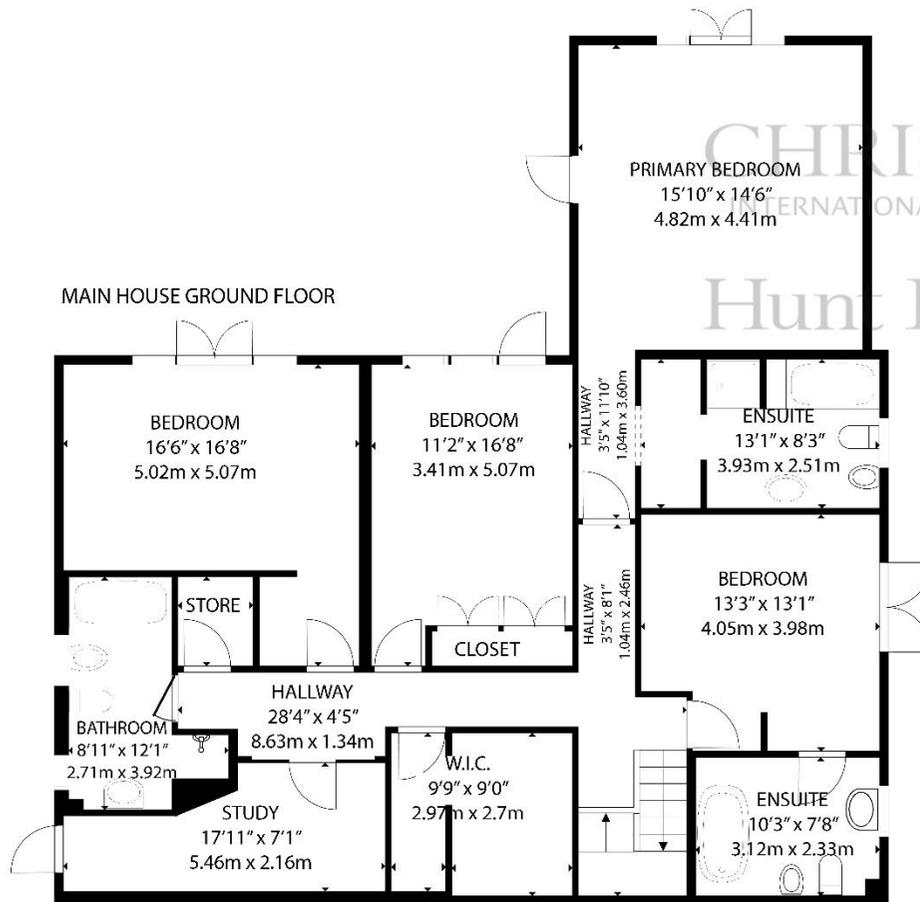
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



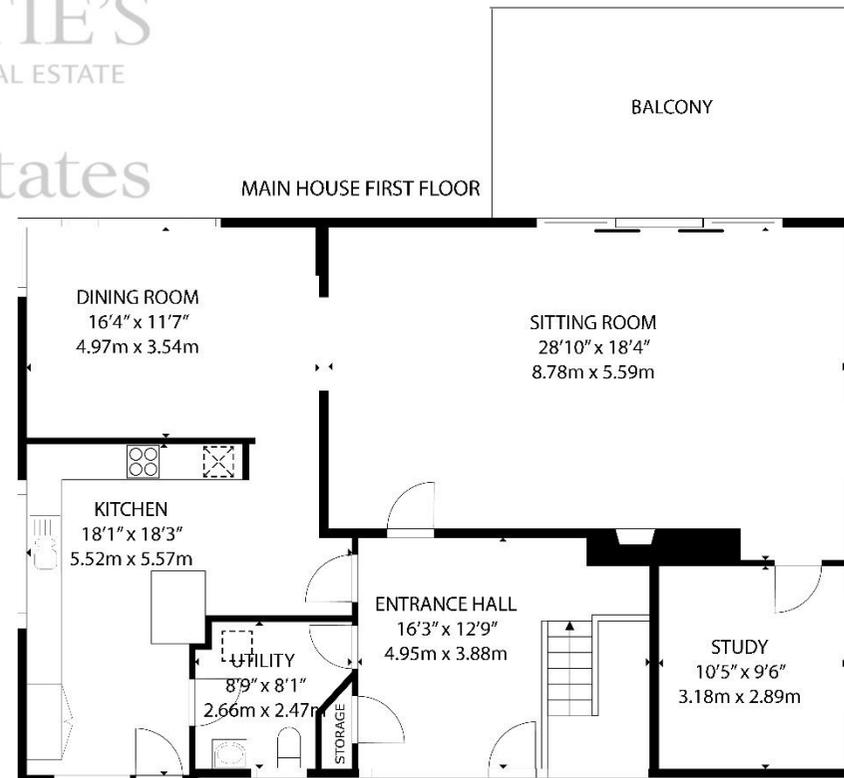
COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR



MAIN HOUSE GROUND FLOOR



MAIN HOUSE FIRST FLOOR

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