



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Rural detached cottage with gardens, orchard and land
St. John, Jersey

RURAL DETACHED GRANITE COTTAGE WITH LARGE GARDENS, ORCHARD AND LAND

This southwest facing idyllic granite cottage is situated in a secret valley with views across its garden to the wooded hillside beyond. The cottage has been sympathetically refurbished throughout by the current discerning owner to create a very special home.

The property has benefited from damp proofing, rewiring, connection to mains water and a modern tight tank foul water drainage system, whilst retaining all the original features including feature granite walls and exposed beams. As an acknowledgment of the cottage's heritage importance, it is listed at Grade 3.

The beautifully presented accommodation comprises: a stunning eat-in farmhouse kitchen with a stable door entrance to allow the summer breeze to drift through and a Rayburn range for winter cosiness. There are two reception rooms each with a wood burning stove plus a ground floor shower room with a laundry section. Two staircases lead up from separate hallways to the first-floor bedrooms, one to an ensuite primary bedroom and the other leading up to two delightful double bedrooms and a house bathroom.

A traditional five bar farm gate opens to the large gravel dressed courtyard offering parking for at least eight cars. Beyond a tiny granite outbuilding that gives a sense of the property's 18th century origins, there is a separate detached double garage with generous storage above. An area of level lawn to the southwest of the cottage adjoins two acres of agricultural land extending away to the side and following the hillside up behind the cottage.

This area comprises; Fields 66,70, 182 and 183, totalling 4.5 verges (2 acres) and is approved for use as an orchard.

Of this approximately 1.5 verges is planted as an orchard with the remainder approved for the planting of trees.



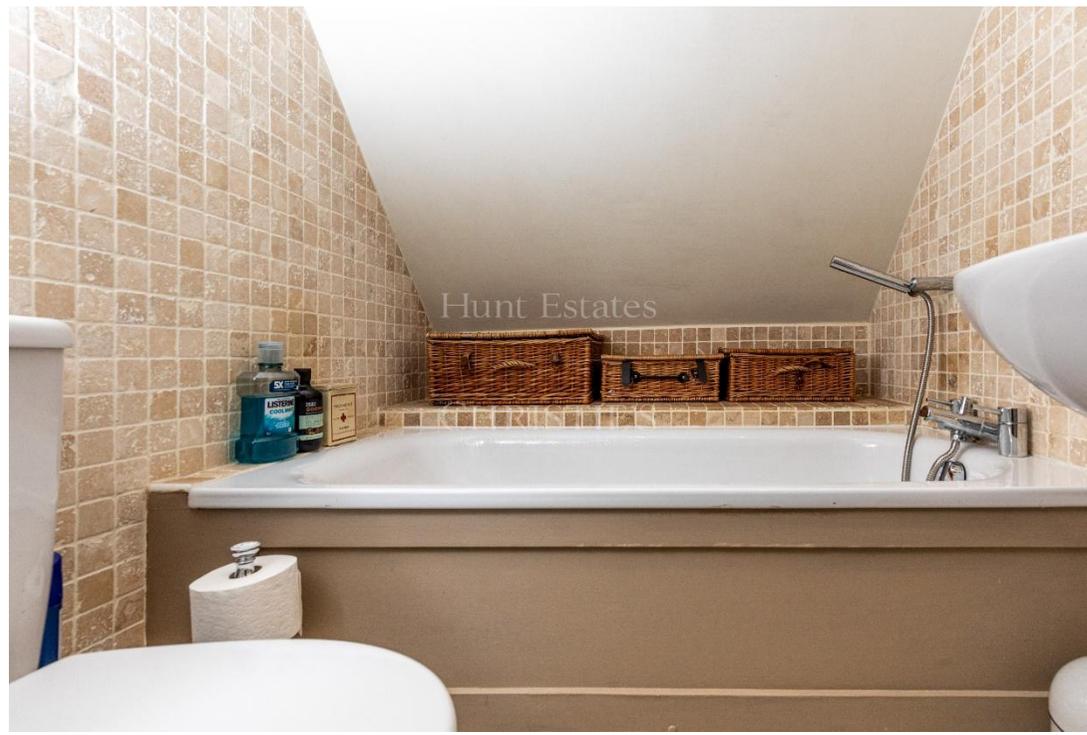






Hunt Estate

CHRISTIE'S
INTERNATIONAL REAL ESTATE

















FEATURES

- Idyllic detached cottage
- South-west facing
- Tranquil, rural setting
- 3 Double bedrooms, 3 bathrooms
- Eat-in kitchen and two receptions
- Detached double garage with storage above
- 1.6 acres of land approved for use as orchard
- Large level garden

INFORMATION

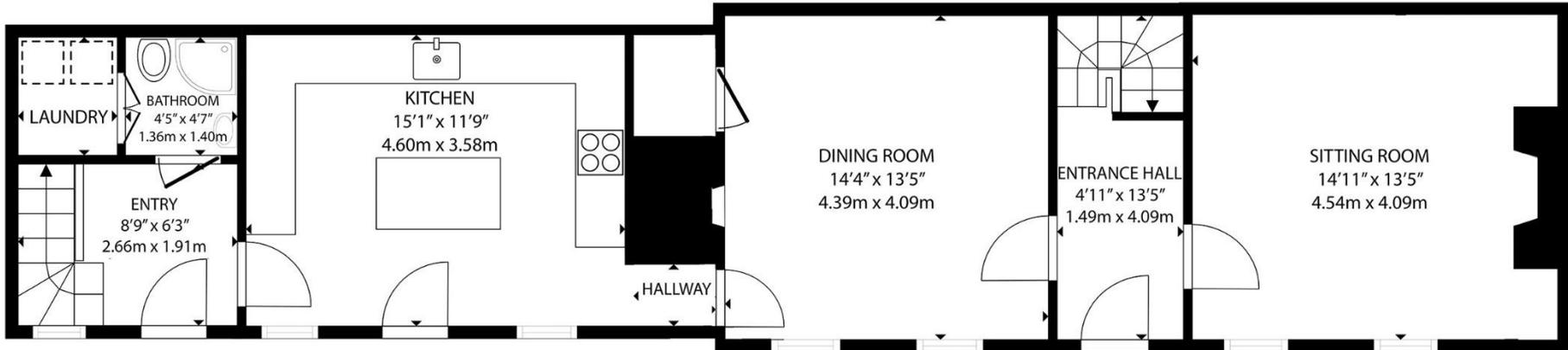
- Mains water
- Foul sewage to a tight tank (Emptied monthly at £150pcm)
- Oil fired central heating
- Underfloor heating downstairs, wet radiators upstairs
- Rayburn range cooker
- Part double glazed
- Parking for 8 cars & double garage
- Heritage listing at Grade 3
- Damp proofing undertaken in 2003
- Electrics rewired in 2003
- Includes Fields 66,70,182 & 183 totalling 3.6vergees (1.6 acres)
- All land is approved for planting trees.
- Parish rates for 2025 were £564.20
- Freehold and Entitled/Licensed



David Voak MNAEA
Property Negotiator

david@huntestates.com
T +44 (0)7797 725621
www.huntestates.com
9 New Street, St Helier,
Jersey, JE2 3RA

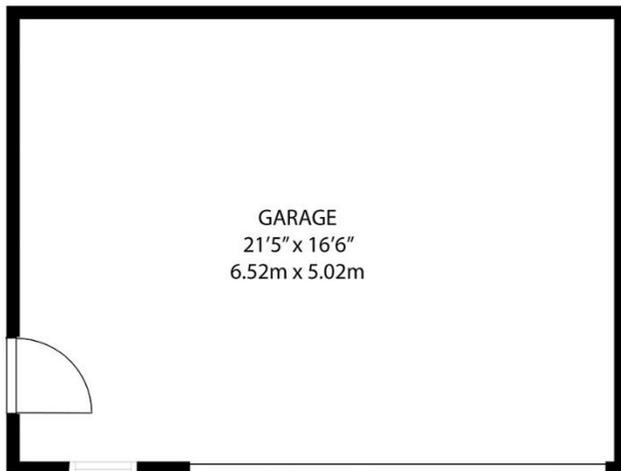
CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
GROUND FLOOR: 737 sq. ft, 68.4 m2
FIRST FLOOR: 735 sq. ft, 68.3 m2
TOTAL: 1472 sq. ft, 136.7 m2

EXCLUDED AREA: GARAGE: 353 sq. ft, 38.2 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

Hunt Estates

CHRISTIE'S

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to the accuracy of any information contained herein; interested parties should conduct their own investigations and seek independent advice. No tests have been carried out on any fixtures, fittings, services, or appliances. Measurements are approximate, and photographs are for guidance only. All viewings must be arranged through Hunt Estates.