



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**Hunt Estates**

Impressive, detached house with stunning rural views and garaging  
Grouville, Jersey

## IMPRESSIVE DETACHED HOUSE WITH STUNNING RURAL VIEWS AND FOUR CAR GARAGING

This impressive, detached house nestles at the base of the hillside near Grouville Church with superb far reaching rural views over its own land. The property is set on three floors and is presented in immaculate condition throughout, including having had the exterior redecorated in 2024.

The ground floor accommodation comprises an elegant hallway with a fine hardwood staircase, a large kitchen/diner with superb, elevated views, a well-proportioned sitting room with rural views and that opens to a balcony, two private offices, a utility room and cloakroom. On the lower ground floor there is a large room (c. 570 sq ft) currently used as a gym and which has fully glazed sliding doors ensuring the rural views can be enjoyed to the full, the doors opening to a large terrace. Adjacent rooms are being used as excellent storage, but the entire lower ground floor would lend itself to the creation of an integral multi generation unit (subject to any necessary permissions).

On the first floor there are four bedrooms, including a primary en-suite bedroom and a house bathroom. Three of the four bedrooms enjoy the stunning rural views.

The tarmac driveway approach leading from the main road is in the ownership of the property, with just one other property having rights of way across the first section. There are areas of low maintenance paved terrace suited to every time of day and close to the front door is a large, detached double garage. The driveway continues down the side of the house, with newly fitted gates providing a high level of privacy and opens out to a further detached double garage with adjacent parking for several cars. Extending away from the house and within its ownership, is a gently sloping 3 vergee agricultural field with approval for horticultural use.

With its high levels of natural light, outstanding rural views from all the principal rooms and the four-car garaging, this property provides an exceptional opportunity.

















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## FEATURES

- Detached house on three floors
- 4 bedrooms, 2 bathrooms & cloaks
- 2x offices
- Stunning rural outlook
- 3 vergee field (Field G271)
- Balcony and terraces
- Immaculately presented

## INFORMATION

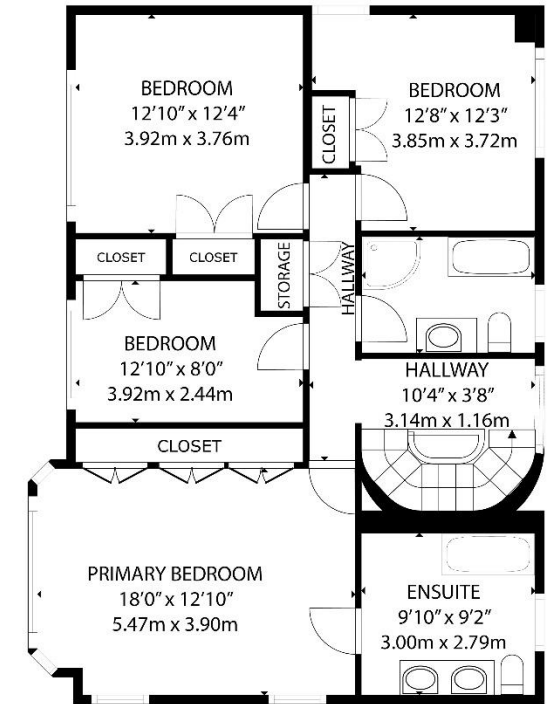
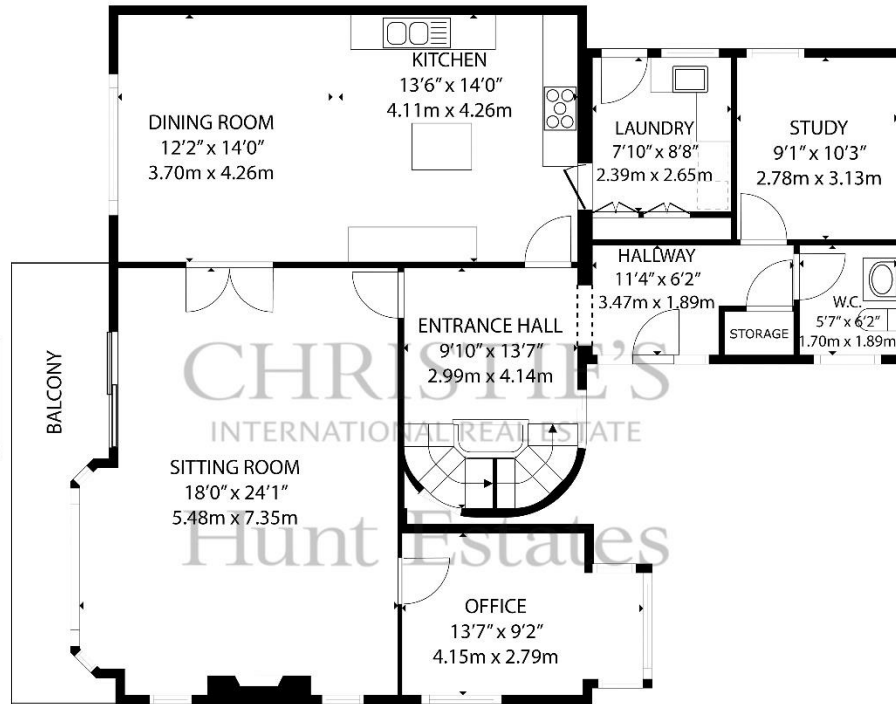
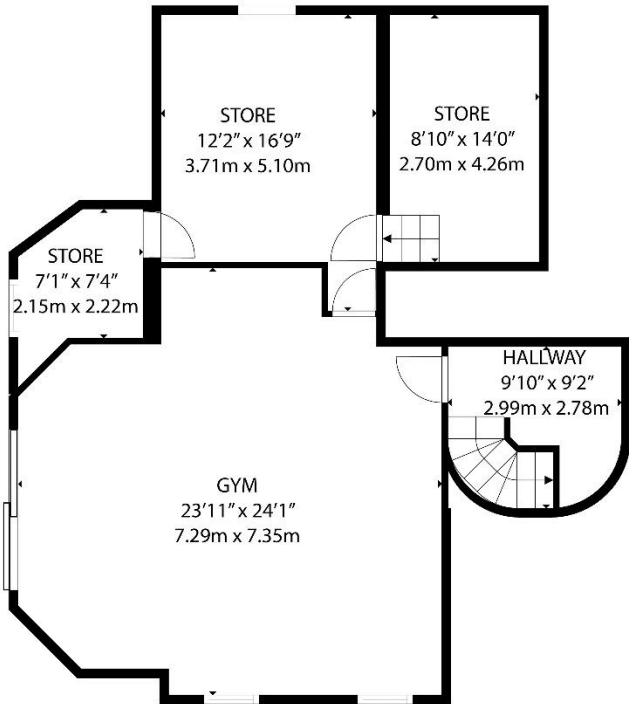
- Mains water and drains
- Oil fired central heating and AGA
- CAT 6 cabling throughout house
- Double glazed throughout
- 2x detached double garages
- Parking for several cars
- Parish rates for 2024 were £1,081.12
- Freehold and available to Entitled/ Licensed



David Voak MNAEA  
Property Negotiator

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

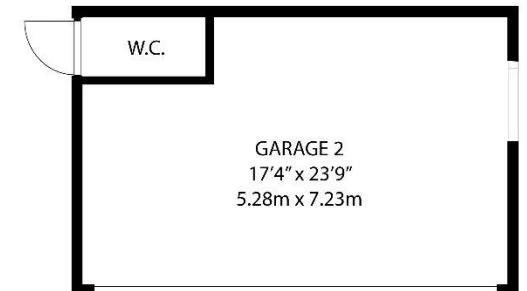
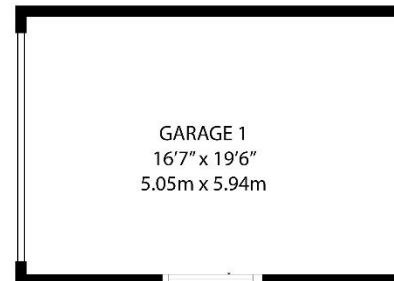
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**GROSS INTERNAL AREA**  
 LOWER GROUND FLOOR: 951 sq. ft, 88.4 m2, GROUND FLOOR: 1326 sq. ft, 123.2 m2,  
 FIRST FLOOR: 1008 sq. ft, 93.7 m2  
**TOTAL: 3286 sq. ft, 305.2 m2**

**EXCLUDED AREAS: GARAGE 1: 323 sq. ft, 30.04 m2, GARAGE 2: 411 sq. ft, 38.2 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)

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