

Hunt Estates | CHRISTIE'S INTERNATIONAL REAL ESTATE

La Cagibi, Les Nouvelles Charrieres

St John, Jersey

Nestled in a quiet elevated position, this delightful detached four-bedroom home boasts stunning panoramic sea views across the north coast and France.

Constructed in 1991, the property offers a wonderful blend of charm, comfort and flexible living space. The accommodation comprises large bright sitting room, separate kitchen and sun room, three spacious double bedrooms and a generous single bedroom, perfectly suited as a child's room, guest accommodation or home office

Entrance level hosts a double bedroom and a single bedroom, shower room and airing cupboard. Garden level benefits from the inviting sitting room is full of character, featuring exposed granite walls, wooden beams and a charming log burner. Underfloor heating runs throughout this floor, which also opens beautifully into the recently added sun-room designed to make the most of the exceptional coastal views. The primary bedroom is also located on this level, along with an additional double bedroom. The contemporary kitchen, fitted only two years ago, includes integrated appliances and a Quooker tap, combining modern convenience with stylish design.

Externally, the mature gardens create an idyllic space for both relaxation and entertaining. A spacious paved terrace provides the perfect setting for alfresco dining on summer evenings, while gravelled areas, vegetable patches, established shrubs and outdoor lighting further enhance the surroundings. The property also benefits from two large storage sheds and ample parking for over 10 vehicles.

Conveniently positioned, Bonne Nuit Bay is just a few minute's walk away, ideal for coastal walks or visiting Bonne Nuit Beach Café for food and refreshments. St John's Village is only a short five-minute drive and offers a variety of amenities including shops, a pub and church. The property also sits within the sought-after catchment areas for St John's Primary School and St George's Preparatory School.

Viewings are highly recommended.

INFORMATION

Water tank for water

Tight tank for sewerage

Electric heating and underfloor heating

Double glazed

Parking for 12 cars

Parish rates for 2025 were £628

Freehold and Entitled/Licensed














BONNE NUIT


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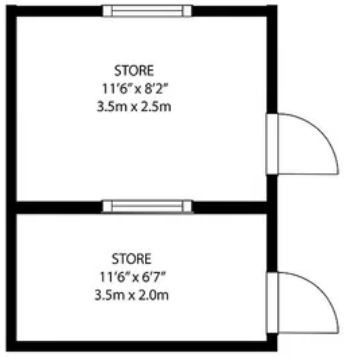


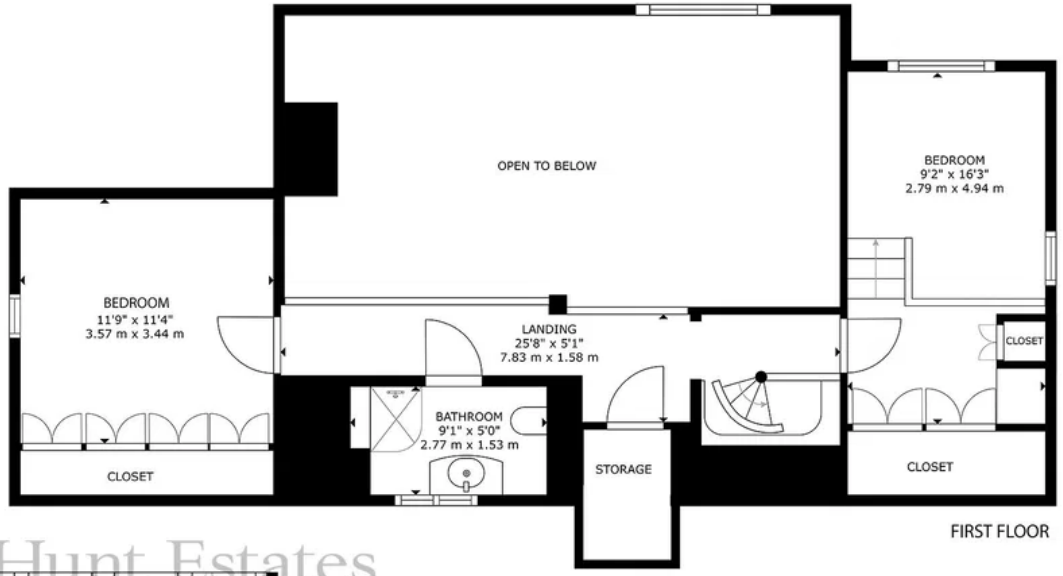




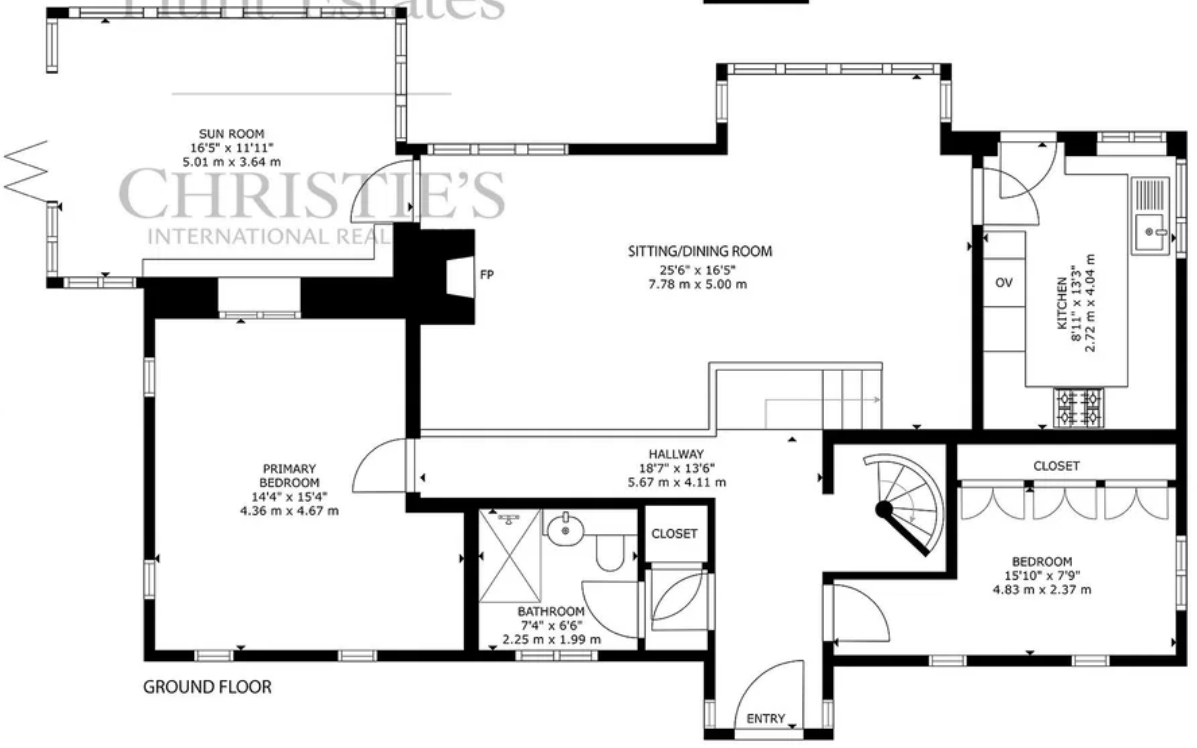



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GROSS INTERNAL AREA
GROUND FLOOR: 1327 sq. ft, 123.2 m2, FIRST FLOOR: 457 sq. ft, 42.4 m2
TOTAL: 1784 sq. ft, 165.7 m2

EXCLUDED AREAS: STORES: 170 sq. ft, 15.7 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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