



Hunt Estates

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INTERNATIONAL REAL ESTATE

Private Country Farmhouse, St Lawrence
£3,250,000

GRANITE FARMHOUSE IN SUPERB COUNTRYSIDE SETTING FOR MODERNISATION

With access via a long private drive, well away from the main road, this secluded home in a panoramic country setting was built as a granite farmhouse in the 1600s and retains original features such as chamfered window surrounds, oak beams and date stones.

Having been in the same family for sixty years, it is now ready for modernisation which could suit two generations or offer one very extensive property with all amenities.

The farmhouse is surrounded by sweeping lawns to the south, a field to the north and valley to the east, all extending to six verges. The area is ideal for walks through the neighbouring Fern Valley, whilst St Helier, schools and shops are a short drive away.

The Grade 4 listed house has been extended over the years to incorporate what was once a large barn now resulting in over 3,700 sq. ft of accommodation, including up to five bedrooms.

Its superb high ground and south facing aspect provides a wonderful environment for a family with its large garden, potential for a swimming pool and tennis court, terraces for entertaining and al fresco dining where one can relish the uninterrupted sky and natural, unimpeded light.

The north field is currently let to a farmer where a small herd of beautiful, gentle Jersey cows graze the pasture.

The house is currently serving two generations.

The main entrance features a covered porch which leads to a large hall with a vaulted ceiling and mezzanine landing. There is a kitchen, separate dining room and UT/cloakroom.

The large drawing room has an exposed granite wall and functional fireplace. It is light as it enjoys windows to north and south.

The library features wood flooring, a fantastic granite inglenook fireplace and what appears to be an original ceiling beam.

There are three bedrooms to the main house, the principal enjoying windows to the south and east, ensuite bathroom and dressing room. Two other bedrooms are served by a house bathroom.

The roof includes two further rooms where there is good head height and a staircase for access.

The cottage comprises a living room with a fireplace, dining room, kitchen, UT and cloakroom. Upstairs are two bedrooms and a bathroom.

The cottage is connected internally to the main house but also has its own entrance and consequently can either be incorporated or used as two units of accommodation.

Externally there is a large car port, two storerooms and a gardener's toilet, a single garage and plentiful parking.

New owners may wish to change the internal layout and update kitchens, bathrooms and living areas to suit modern day living.

This is a rare countryside opportunity to add value.





















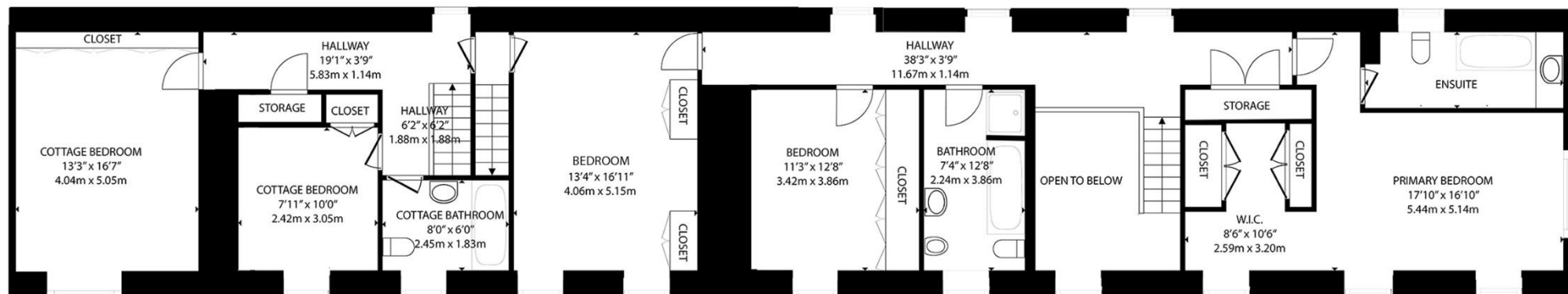




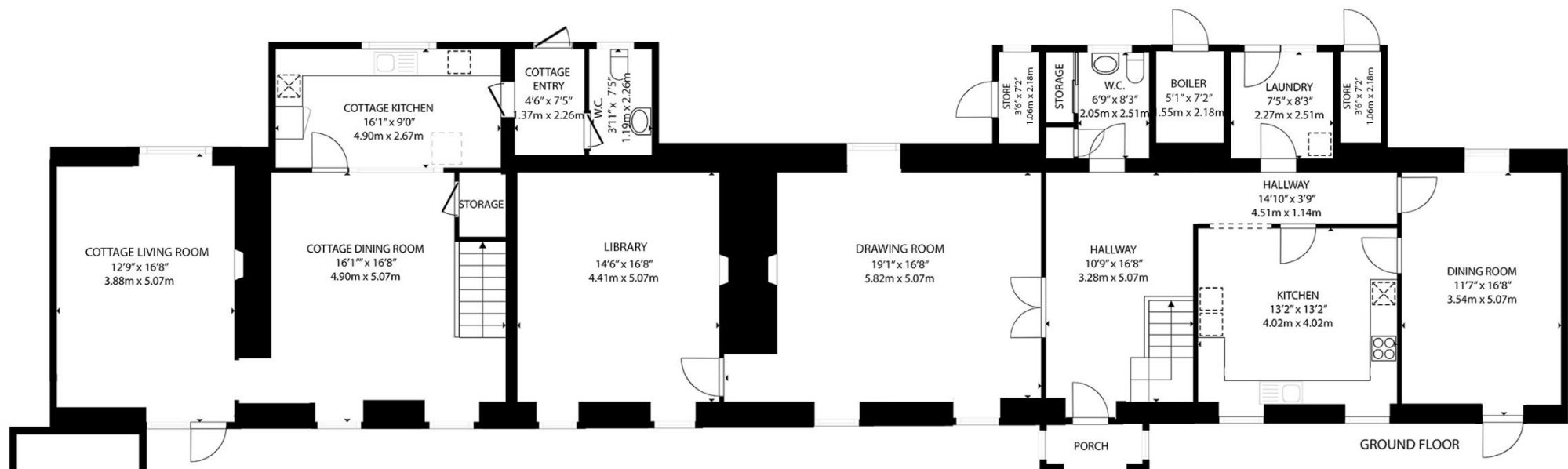




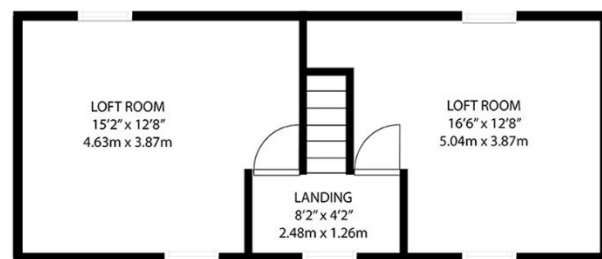




FIRST FLOOR



GROUND FLOOR

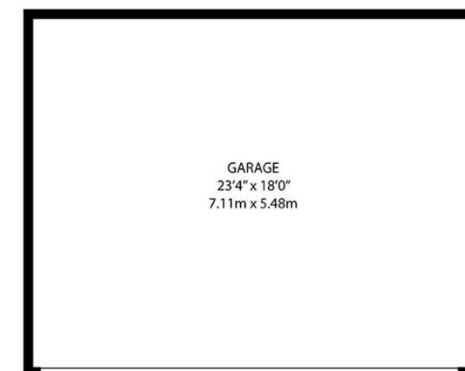


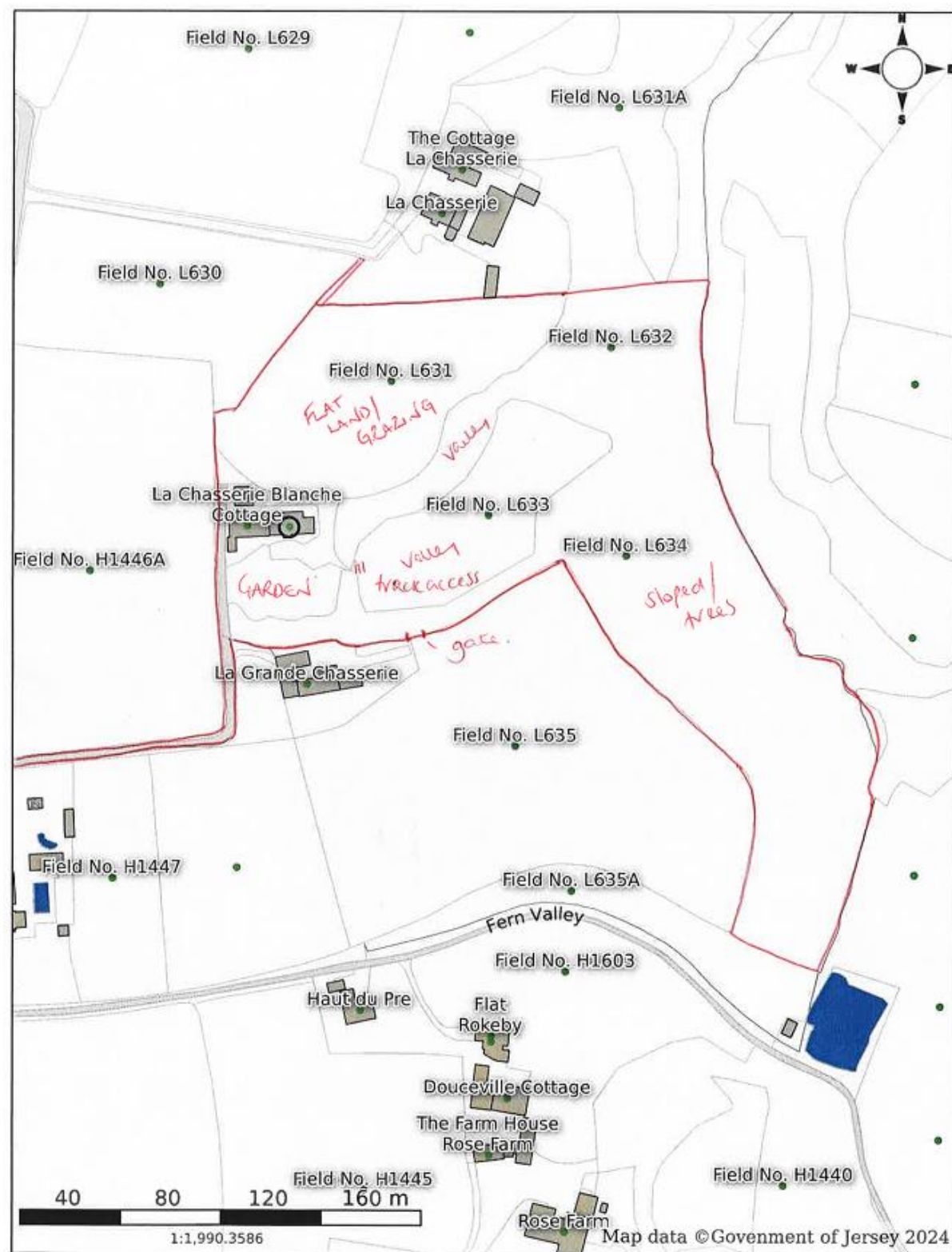
SECOND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 1823 sq. ft, 169.3 m²,
FIRST FLOOR: 1451 sq. ft, 134.8 m²,
SECOND FLOOR: 435 sq. ft, 40.4 m²
TOTAL: 3709 sq. ft, 344.5 m²

EXCLUDED AREAS: GARAGES: 583 sq. ft, 54.1 m²
STORES & BOILER: 86 sq. ft, 8.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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