



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

La Caroline, St Peter
£1,625,000

An exceptional opportunity awaits with La Caroline, a Grade 3 listed granite home and accompanying barns, presenting significant scope for comprehensive restoration and redevelopment, subject to obtaining the necessary planning permissions.

La Caroline features a substantial period residence in need of full renovation, alongside a large adjoining granite barn. This barn offers exciting potential for conversion into additional living spaces or separate units, allowing for versatile development options.

The main house currently provides adaptable accommodation including multiple reception rooms, a kitchen, utility area, cloakroom, and six rooms on the first floor. This layout offers a solid foundation for reconfiguration to suit contemporary living. The property also benefits from a spacious loft with good head height, further enhancing its potential for additional living space.

Rich in original character and situated on a generous plot, this is a remarkable chance for developers, investors, or those seeking to create a truly distinctive home in Jersey, all while preserving its inherent historic charm.

The property includes a large 10 vergee field (rented to Jersey Royal), with services conveniently located nearby. This offers a wonderful opportunity to establish a special country residence in an elevated position, enjoying views towards St Ouen's Bay on the west coast.

INFORMATION

Mains electricity supply

Oil fired heating

Borehole water (Mains water in the road)

Septic tank drains (approval to be connected to mains via field)

Grade 3 listing

Ample parking

Freehold and Entitled/Licensed







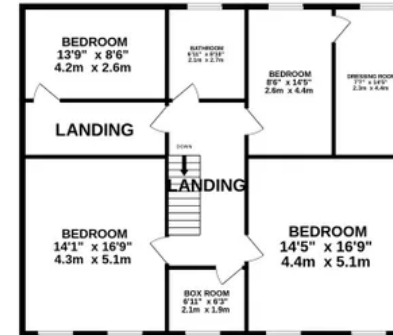
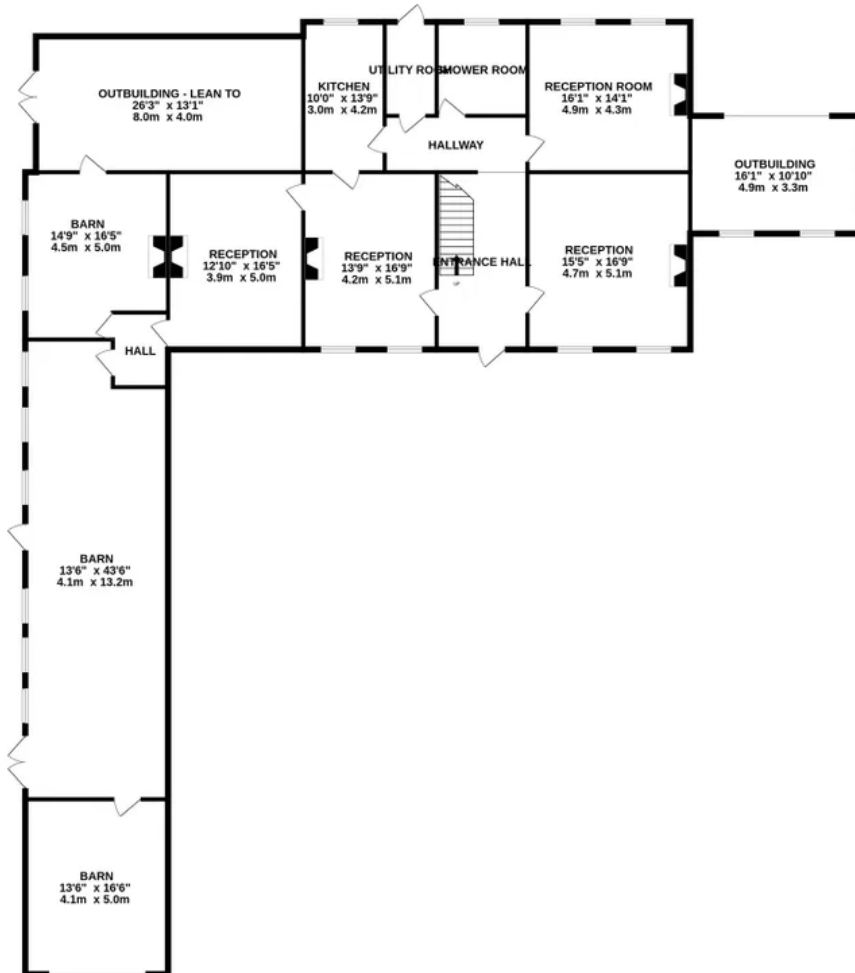




GROUND FLOOR
2842 sq.ft. (264.0 sq.m.) approx.

1ST FLOOR
1133 sq.ft. (105.3 sq.m.) approx.

2ND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 4854 sq.ft. (451.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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