

Hunt Estates | CHRISTIE'S INTERNATIONAL REAL ESTATE

Bel Air, La Rue Belin

St Martin, Jersey

Dating back to 1826, this charming, detached period property is situated along a quiet no through traffic lane in the popular parish of St Martin. Full of character and offering spacious, flexible accommodation, the property has excellent curb appeal and would make a wonderful family home with the added benefit of a separate one-bedroom non-qualified dower wing, providing the potential for additional income or the opportunity to incorporate the accommodation back into the main house.

The ground floor offers a welcoming entrance hall with attractive stone flooring, leading through to a spacious kitchen/diner and adjoining dining room, which features a charming fireplace. There is also a comfortable sitting room with a wood burning stove within an impressive granite fireplace, together with a library.

Also on this floor is a fifth bedroom with its own shower room and separate entrance, providing excellent flexibility for a family member, guest accommodation or home office.

The first floor comprises two good-sized double bedrooms and the family bathroom, while the second floor provides a further two bedrooms, both enjoying fabulous views across St Martin.

Externally, the property is surrounded by attractive gardens, including a south-facing walled garden immediately adjoining the house. To the rear of the house is a gated driveway approach, a detached double garage with a timber staircase to the loft above, a storage shed and a further area of enclosed level lawn. There is parking for three or four cars on the driveway area. Of particular note is the separate area of south facing terraced garden situated directly across the lane from the property, and which, with superb hillcrest views across the valley, offers exciting potential to create an area to relax, or just as a vegetable garden.

INFORMATION

Main water, mains drain (no gas)

Original borehole retained (not currently in use)

Oil fired central heating

Property is not subject to Heritage listing

Recently replaced (check when replaced) uPVC double glazed sash windows

Double garage and parking for 3/4 cars on driveway

Parish rates for 2025 were c £1000pa

Freehold and available to Entitled/ Licensed


























DMITRY
BIVOL
"IN LIFE, YOU HAVE TO
FIGHT FOR WHAT YOU
WANT"


Max
speed
20

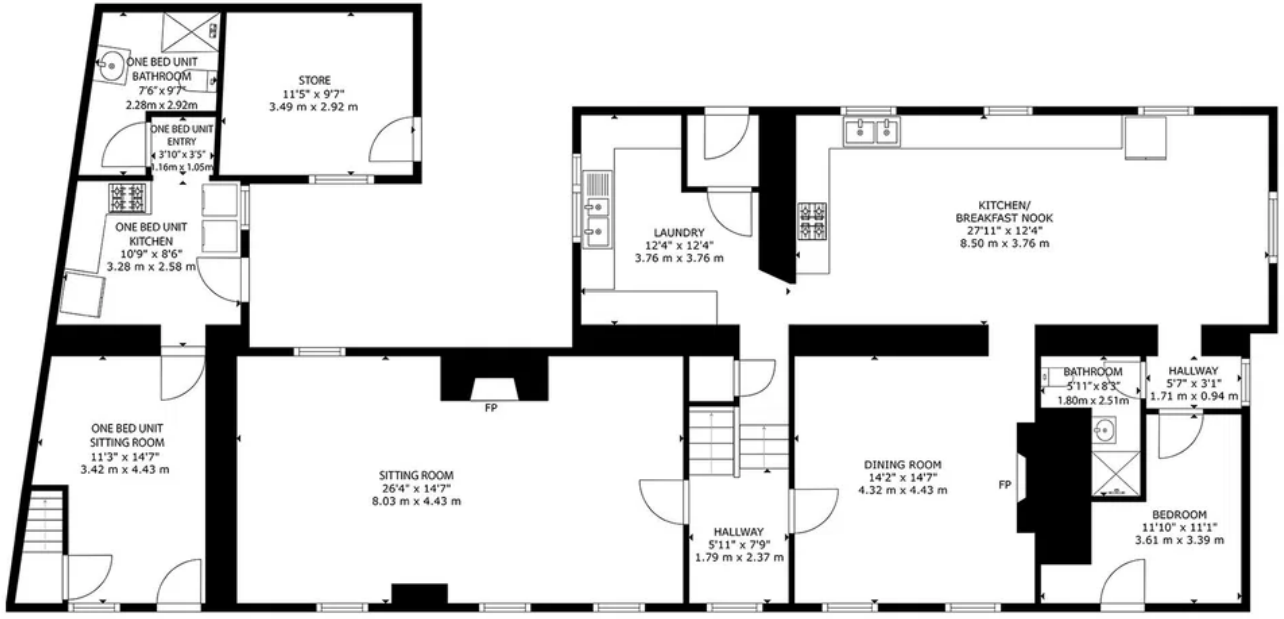




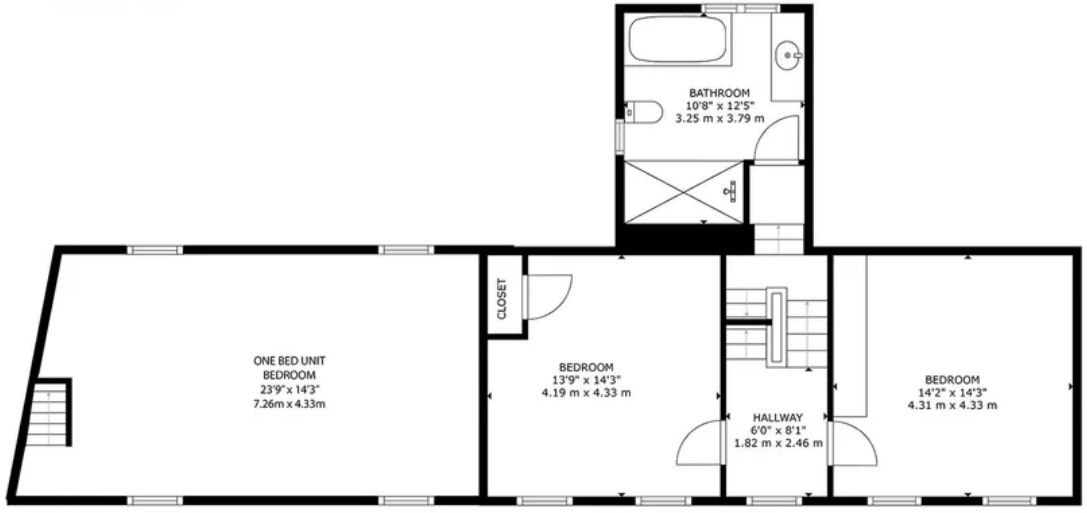




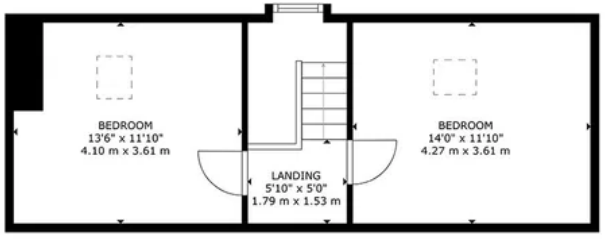




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 1752 sq. ft, 162.7 m2, FIRST FLOOR: 868 sq. ft, 80.6 m2,
SECOND FLOOR: 355 sq. ft, 32. 9 m2
TOTAL: 2975 sq. ft, 276.3 m2

EXCLUDED AREAS: GARAGE: 728 sq. ft, 67.6 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Custom text box that can be edited when generating the brochure.

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.