



Hunt Estates

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INTERNATIONAL REAL ESTATE

La Rochelle
St Brelade, Jersey

Occupying a substantial and beautifully secluded plot in an elevated position overlooking St. Aubin's Bay, this rarely available detached home presents an exceptional opportunity to create a truly outstanding residence in one of the area's most sought-after and increasingly desirable locations.

The property is situated along a peaceful residential road with no through traffic, creating a quiet setting used principally by the neighbouring homes yet St Aubin's picturesque harbour, restaurants, cafés, bars and coastline remain within easy reach.

Set within good size, mature grounds and enjoying views across St Aubin's Bay, the property offers considerable potential for refurbishment, reconfiguration or more substantial redevelopment, subject to the necessary permissions. A few nearby homes along the road have already undergone significant redevelopment, illustrating the calibre of property that can be created in this attractive and established location.

For a purchaser seeking to create a bespoke luxury home, the combination of a generous plot, sea views, privacy, gardens, swimming pool, garaging and extensive parking provides an increasingly rare opportunity.

The existing house is a spacious and characterful family home which was substantially extended some decades ago to provide generous reception accommodation. The principal drawing room features an impressive granite working fireplace and provides generous entertaining space. A separate piano room and dining room enjoy attractive sea views across St Aubin's Bay. The kitchen has space for a breakfast table and there is a utility room and pantry, providing practical space for day-to-day family living.

The first floor includes two bedrooms both enjoying views across St Aubin's Bay. One bedroom benefits from sliding doors opening onto a covered balcony, offering an attractive position from which to enjoy the outlook.

A good-sized sitting room occupies the other side of the house and features sliding doors opening onto a balcony overlooking the swimming pool, sun terraces and gardens, with mature trees and agricultural land beyond. There are two bathrooms on this floor, one of which is en suite, together with a separate house bathroom.

There is an **integral one-bedroom unit**, providing additional useful accommodation; on the ground floor is a bedroom with a sea view, together with a shower and WC. The first floor provides a sitting room with sea views and access to a west-facing balcony.

This accommodation could be ideal for extended family, guests, staff or independent living, subject to individual requirements.

One of the most significant features of the property is its plot. The mature gardens have a wide variety of established shrubs, plants, flowers and trees providing colour, privacy and a lovely environment. The swimming pool, surrounded by sun terraces and gardens, creates an excellent setting for outdoor entertainment during the warmer months, whilst a conservatory-style summer house offers additional space. There is also a garden shed and a small greenhouse.

A private driveway leads to the rear of the property, where there is a double garage together with a single carport. There is also plentiful additional parking.

The combination of the setting, size of the grounds, sea views and redevelopment potential that makes this property particularly exciting.









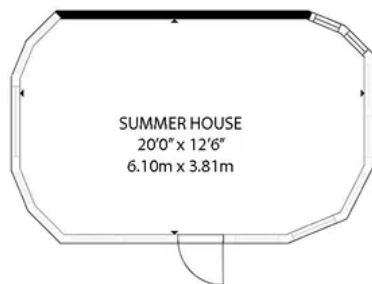








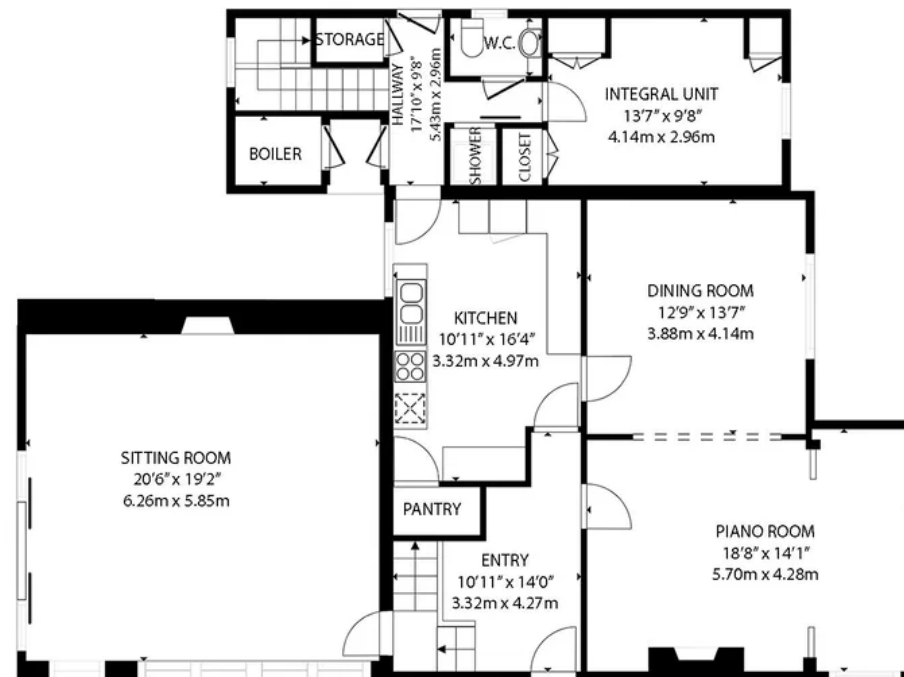
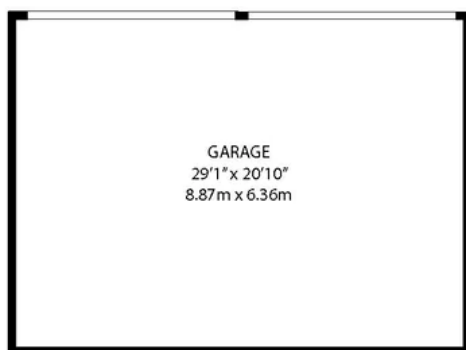




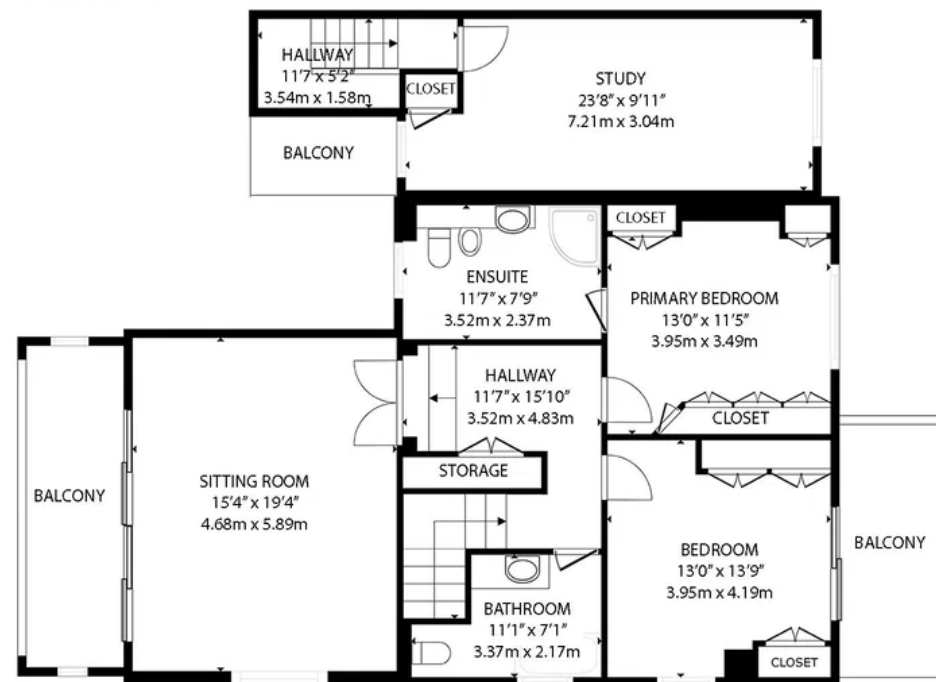
GROSS INTERNAL AREA
GROUND FLOOR: 1463 sq. ft, 135.9 m2, FIRST FLOOR: 1270 sq. ft, 117.9 m2
TOTAL: 2733 sq. ft, 253.9 m2

EXCLUDED AREAS: GARAGE: 606 sq. ft, 56.2 m2, SUMMER HOUSE: 250 sq. ft, 23.2 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROUND FLOOR



FIRST FLOOR

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.

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