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Goodlands Cottage

St Saviour, Jersey

This impressive six bedroom period house with its adjoining three bedroom coach house stands deep within its one acre of grounds approached by a long driveway that leads from a fine granite pillared entrance. To the sides of the wide driveway are deep borders, mature trees and an expanse of level lawn. Extensive pre-planning guidance has been sought which supports the construction of four new-build properties within the grounds, whilst retaining and renovating the existing Main House and Coach House, which together provide 482 sq. m (5191 sq. ft) of accommodation. The existing property is not subject to a Heritage listing and has all mains services (excluding gas). Total plot size c. 4371 sqm (1.08 acres).

The property is located adjoining Bagatelle Road near St Saviours Primary School, within easy walking distance of many of the secondary schools and just a ten minute drive to St Helier.

The Main House is set on three floors with an impressive portico entrance opening to a high ceiling hallway with a large kitchen and elegant well proportioned reception rooms leading off. There is a house bathroom at the half landing level and on the first floor there are four large double bedrooms including an ensuite primary bedroom. On the second floor there are two further large bedrooms and a store room with the potential to provide a house bathroom or further ensuite facilities.

To the front of the property the magnificent lawns surrounded by mature trees, stretch away into the distance. To the rear is an in-ground swimming pool, large terrace and garden. Adjoining the Main House and linked by a hallway, is the original granite Coach House which is currently divided into a ground floor one bedroom apartment and a two bedroom apartment on the upper floor. There is also an archway entrance to the open stables, now used as garaging. Each apartment has its own walled garden.

The ground floor apartment comprises a living room, double bedroom, kitchen and house bathroom. An external door leads from the kitchen to a walled garden at the rear.

The upper floor apartment comprises a hallway, kitchen, living room, two double bedrooms and house bathroom. An external door leads from the original stables to a walled garden at the rear.

There are further areas of garden to the rear enclosed by high hedging and which have provided for vegetable growing and fruit trees.

The six bedroom Main House has been occupied until recently but is now ready for renovation. The Coach House offers the potential, subject to obtaining the necessary permissions, to be reprofiled into a single dwelling. The three rounds of pre-planning enquiries have led to a proposal to build four new-build properties in the grounds, comprising three x four bedroom houses and one x three bedroom house. A provisional listing of two mature trees to the east of the plot, has recently been set aside.

The combination of substantial new-build potential and renovation of existing period buildings on this one acre sized plot, with all mains services, makes this an exciting development opportunity.



















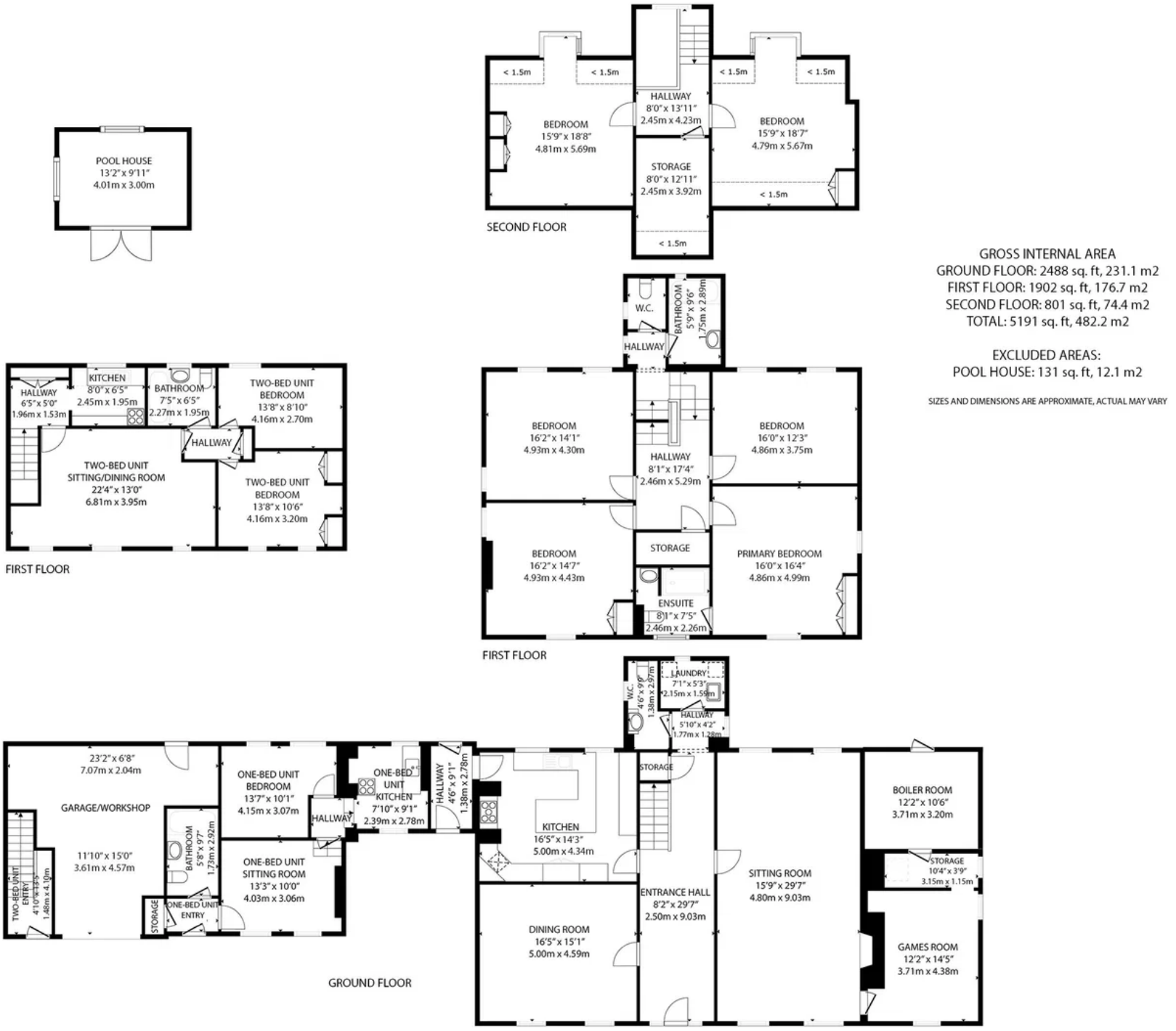

GROSS INTERNAL AREA
GROUND FLOOR: 2488 sq. ft, 231.1 m2
FIRST FLOOR: 1902 sq. ft, 176.7 m2
SECOND FLOOR: 801 sq. ft, 74.4 m2
TOTAL: 5191 sq. ft, 482.2 m2

EXCLUDED AREAS:
POOL HOUSE: 131 sq. ft, 12.1 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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