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FINE & COUNTRY
JERSEY

Waverley Farm

Le Mont Arthur
St Brelade
Jersey
JE3 8AH

£10,750,000

FC055

Waverley Farm is a comfortable, welcoming farm house style family home with excellent leisure facilities found in an exceptional setting in the ever popular western parish of St. Brelade. The property enjoys close proximity to St Aubin's Harbour, the sandy beaches of St Brelade's Bay and Ouaisne, Jersey Airport and La Moye Golf Club.

The house sits well within mature, landscaped gardens complete with a cider press, two driveway approaches and a heated swimming pool, tennis court and approximately 9.5 acres of its own agricultural land.

From the welcoming entrance hall the accommodation flows to an elegant drawing room with an open fire and two sets of doors giving access to the pool courtyard. Across the hall is a large home office overlooking the tennis court, a dining room leading to the snug, sun lounge/pool room and a gym. At the heart of the home is the kitchen/family room with a granite fireplace, wood burning stove, stylish modern Aga, huge pantry and wine store. From the kitchen double doors lead to a beautiful Mediterranean courtyard, perfect for al-fresco dining and from here you can easily access the tennis court.

The first floor has been thoughtfully designed to provide excellent family bedrooms and integral guest accommodation within the main house. All six bedrooms include en-suite facilities. In addition there is a modern self contained duplex within the main house, ideal as a separate guest/teenage facility.

A large courtyard serving the house has parking for multiple cars and includes a triple garage block above which is a modern one bedroom flat currently occupied by the estate manager.

There is also a separate rear entrance leading to a smaller courtyard and integral double garage, giving access to both the main house and the ground floor nanny/staff apartment.

Waverley Farm is one of Jersey's most outstanding country residences, combining abundant accommodation but in a cosy farm house atmosphere.





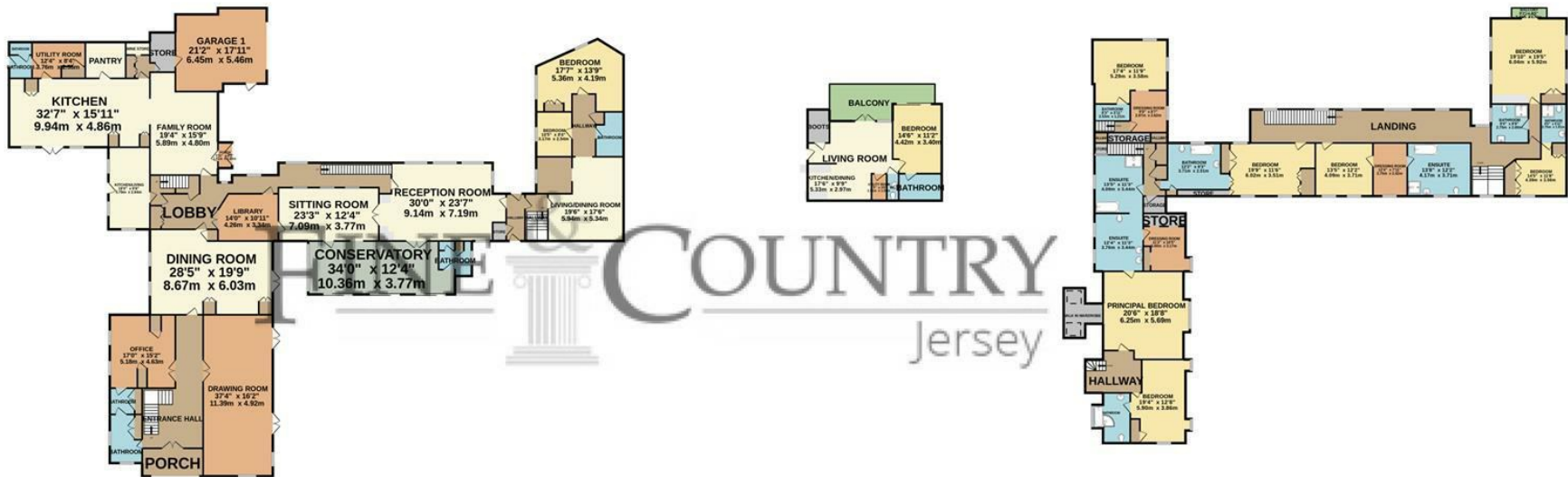




GROUND FLOOR
7217 sq.ft. (670.5 sq.m.) approx.

1ST FLOOR
4547 sq.ft. (422.4 sq.m.) approx.

GARAGE
34'0" x 23'0"
10.37m x 7.01m



TOTAL FLOOR AREA : 11348sq.ft. (1054.3 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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Outside

Mature landscaped gardens.

Outdoor pool.

All Weather Tennis Court.

Detached 3 car garage block with flat above

Integral double garage

Approximately 9.5 acres of land (22 verges)

Services

All mains - water, gas, electricity, and drains.

Oil fired central heating and oil fired heating for the swimming pool.

Borehole which is used for the garden irrigation system.

Directions

Heading up St Aubin's Hill, turn left at the top of the hill onto Le Mont Arthur. Waverley Farm is located on the left hand side after the open fields.

MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g current utility bill. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc., accordingly they should not be relied upon when purchasing fittings. Carpets, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.