



**ST BRELADE**

**4 BEDROOM HOUSE**

**ASKING PRICE £2,950,000 FREEHOLD**



## Exceptional Two-Generation Home in St. Brelade with Spectacular Views

An outstanding opportunity to acquire a spacious two-generation home in St. Brelade, offering over 3,800 sq. ft. of living space, set within a large private plot. Enjoy stunning vistas of Ouaisne Bay and St. Brelade, situated in a peaceful location overlooking lush fields, nature, and trees. A lane from the back garden provides direct access to the Ouaisne Bay. The main house features a large living space and separate dining area, with additional areas that can be customised to suit the new owner's preferences. A separate bar area provides an excellent setting for entertaining, and the expansive conservatory allows an abundance of natural light to fill the home, with direct access to the beautifully maintained garden. The property benefits from a wrap-around garden, offering a water fountain, greenhouse plenty of specimen plants, avocado tree and greenery. Separate laundry and office spaces add practical features for modern family living. Four generously sized double bedrooms include one with a dressing room leading to the master suite, while the another's have fitted wardrobes. The upper floor hosts a superb two-generation unit, easily accessible from the main house. This self-contained space comprises a large bedroom, kitchen, sitting room, and a bathroom, offering versatility for multi-generational living, guest accommodation, or a private annexe, with excellent potential as a rental opportunity. Additional benefits include a large double garage and a versatile third-floor space, providing an ideal blank canvas for a playroom, additional bedroom, or snug. With its expansive living space, flexible options, and prime location, this property presents a rare opportunity for families seeking both space and tranquillity, with the added benefit of proximity to the beach. In need of modernisation, this home offers an excellent project for those looking to make it their own.





### Entrance Hall

Fitted carpet  
Under stair storage  
Storage cupboard

### Cloak Room

Tiled flooring  
W.C. and wash hand basin

### Snug Bar

Wooden flooring  
Built in bar  
Wine fridge  
Built in seating with lockers underneath  
Fitted units

### Living Room

Fitted carpet  
Functional fireplace  
Built in units

### Work out room

Fitted carpet

### Sun Room

Tiled flooring  
Three double glass doors opening onto garden

### Kitchen

Tiled flooring  
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, extractor fan, electric oven, dishwasher and new (2025) built in fridge larder  
Tiled splashbacks

### Dining Room

Fitted carpet  
Folding door to sunroom

### Entrance Hall

Tiled flooring  
Storage cupboard with large Stafford Safe

### Laundry

Tiled flooring  
Storage cupboards/ two of which enclose the CH boiler and hot water tank  
Plumbing for washer

### Garden Room (Office)

Tiled flooring  
Access to garden and sunrooms

### Main House Landing

Fitted carpet  
Storage cupboard  
Fitted book shelves

### Primary Bedroom

Fitted carpet  
Fitted wardrobes  
Walk through dressing room  
Built in wall safe  
Door to balcony

### En Suite

Fully tiled  
W.C.  
Wash hand basin  
Bath with shower mixer  
Shower

### Bedroom

Fitted carpet  
Fitted wardrobes

### Bathroom

W.C. and wash hand basin  
Bath with shower mixer  
Electric shower unit

### Two-Generation Unit

### Hallway

Fitted carpet  
Storage cupboard

### Kitchen

Fitted carpet  
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, air fryer, built in dishwasher, fridge freezer  
Tiled splashbacks

### Bed Sitting Room

Fitted carpet  
Access to main house

### Dining/ Balcony Room

Tiled flooring

### Bedroom

Fitted carpet  
Fitted wardrobes

### Bathroom

Fitted carpet  
W.C. and wash hand basin  
Bath with shower mixer

### Floor 3

### Room

Fitted carpet  
Velux windows  
Store cupboard

### Room

Wooden flooring  
Built in wardrobe  
Fitted units  
Two velux windows

### Basement

Two basement storage rooms under the sitting room

### Store Room

Containing water tanks and shelving

### Garage

### Parking

Parking available for six vehicles

### Garden

Plenty of specimen plants, ferns and shrubs incl fully grown avocado tree  
Water fountain.  
Greenhouse  
Night sensor lights at the front and back of the property  
A lane that leads onto a road down to Quaisne Bay

### Services

All mains services excluding gas  
OFCH  
Annual contribution to Les Ruisseaux Road Maintenance Fund.

### Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

### Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.





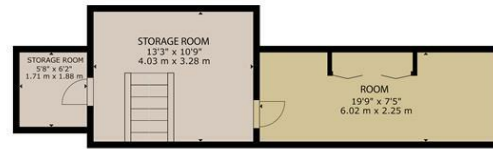




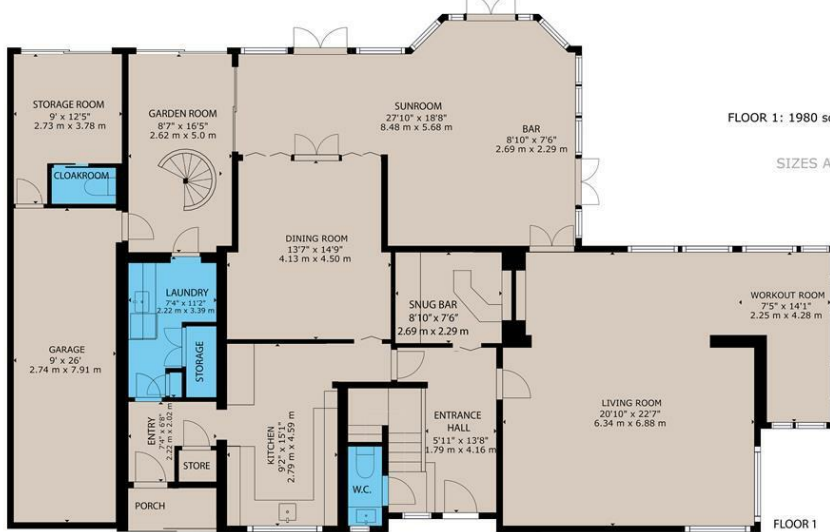




FLOOR 2

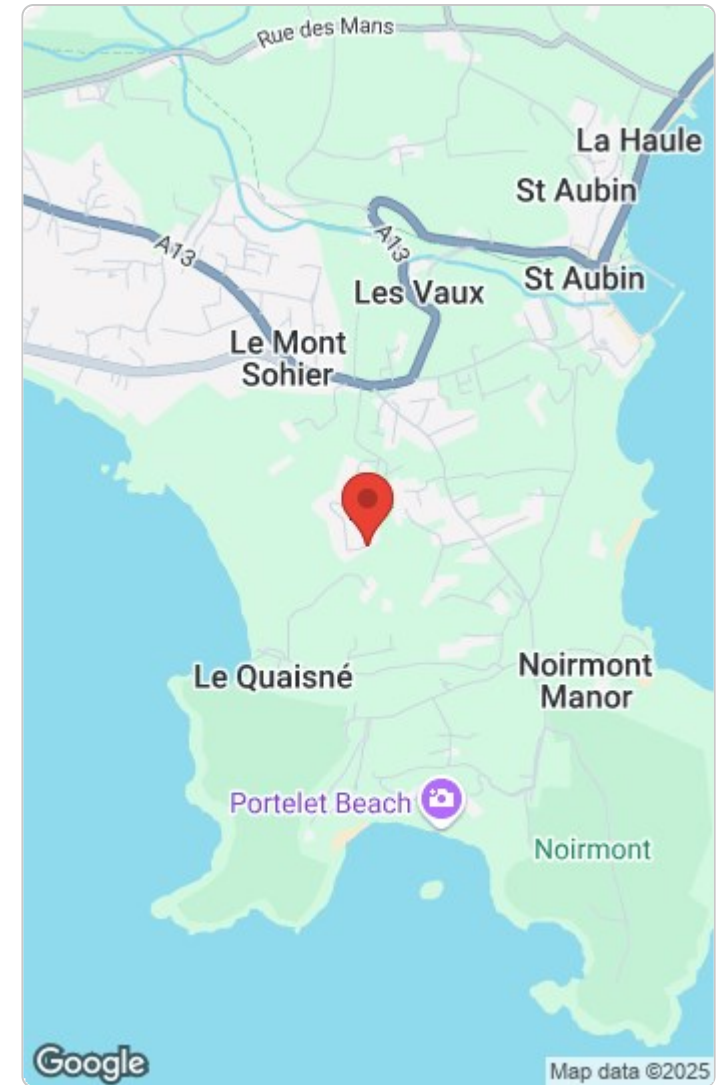


FLOOR 3



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1980 sq ft, 183.92 m<sup>2</sup>, FLOOR 2: 1561 sq ft, 145 m<sup>2</sup>, FLOOR 3: 330 sq ft, 30.63 m<sup>2</sup>  
EXCLUDED AREA; GARAGE: 221 sq ft, 20.53 m<sup>2</sup>  
TOTAL: 3871 sq ft, 359.55 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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