



JERSEY

5 BEDROOM HOUSE | COTTAGE | COMMERCIAL UNIT

INFORMAL TENDER £1,795,000 FREEHOLD

Rare Opportunity: Spacious Two Generation Home / Home with Income plus Commercial Space in Sought-After St. Peter's Village.

An exceptional and rare opportunity to purchase a spacious five bedroom family home with a separate one bedroom cottage and adjoining commercial unit in the heart of St. Peter's Village. This versatile property offers incredible potential for both residential and business use. Preliminary and planning application submission ready drawings have also been prepared to divide the main house in to three separate dwellings and all surveys including ecological, bat and asbestos – of which there is not any present - form part of the sale and are available to view. This unit is chain free and viewings are available by appointment.

Main House

The main residence is bright and welcoming, a comfortable living space with charming bay windows and a functional fireplace, fully equipped kitchen, a separate laundry room and a sunroom. There are five generous double bedrooms and three bathrooms.

Separate Cottage Unit

A fantastic addition to the property, this self-contained cottage is perfect for rental income or as a second-generation unit.

Outdoor Space

The property boasts a beautifully maintained private garden with a spacious lawn, mature trees, and well-established shrubs. Additionally, a double garage and ample parking for multiple vehicles.

Commercial Unit

Formerly home to one of the island's oldest retail businesses - the nostalgic footwear specialists Heffords of St Peter - who occupied the premises for 99 years before close.



Main House

Entrance Hall

Fitted carpet

Bedroom

Fitted carpet

Bay window

Living Room

Fitted carpet

Functional fireplace

Bay window

Kitchen

Tiled flooring

Range of eye and base level units with integrated appliances to include 4 ring hob, extractor fan, double electric oven, dishwasher, washing machine and fridge freezer

Tiled splashbacks

Space for dining table

Storage cupboard

Laundry

Tiled flooring

Plumbing for washer/dryer

Airing cupboard

Bathroom

Fully tiled

W.C. and wash hand basin

Walk in shower

Conservatory / Sun Room

Tiled flooring

Glazed door into garden

Landing

Fitted carpet

Bedroom

Fitted carpet

Fitted wardrobes/ shelves

Bedroom

Fitted carpet

Access to Commercial unit

Bedroom

Fitted carpet

Fitted wardrobes

Bedroom

Fitted carpet

Fitted wardrobes

Bathroom

Fitted carpet

W.C. and wash hand basin

Bath with shower mixer

Loft

Boarded

Half insulated

Stair case access

Garden

Faux Lawn / Patio flooring

Cottage

Entrance Hall

Vinyl flooring

Living Room

Fitted carpet

Kitchen

Tiled flooring

Bathroom

Fitted carpet

Stand alone shower

Landing - Second Floor

Fitted carpet

Cottage Bedroom

Fitted carpet

Commercial Unit

Shop 6.73m x 11.56m

Shop 4.70m x 9.06m

WC

Storage Room 4.95m x 2.69m

Storage Room 5.48m x 2.69m

Store 1.68m x 2.55m

Storage Room 4.80m x 6.97m

Garden access

Main house access

Cottage access

Fireplace

Landing - Second Floor

Storage Room 5.08m x 11.71m

Storage Room 6.66m x 8.06m

Office 5.0m x 3.33m

WC

Landing - Third Floor

Storage Room 11.37m x 6.73

Garage 6.0m x 6.0m

Double garage and workshop

Store 5.0m x 5.0m

Shed 2.5m x 7.1m

Parking

Double garage

Three parking spaces

Public car park across the road next to the Parish Hall

Services

All mains services excluding gas

Oil Fired Central Heating & Electric Heating

Double glazed windows

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.





coop

Welcome to your St Peter's Village Co-op

Monday to Saturday 9am - 5pm

Sunday 10am - 4pm

Co-op Food Store

Co-op Pharmacy

Post Office

First Medical

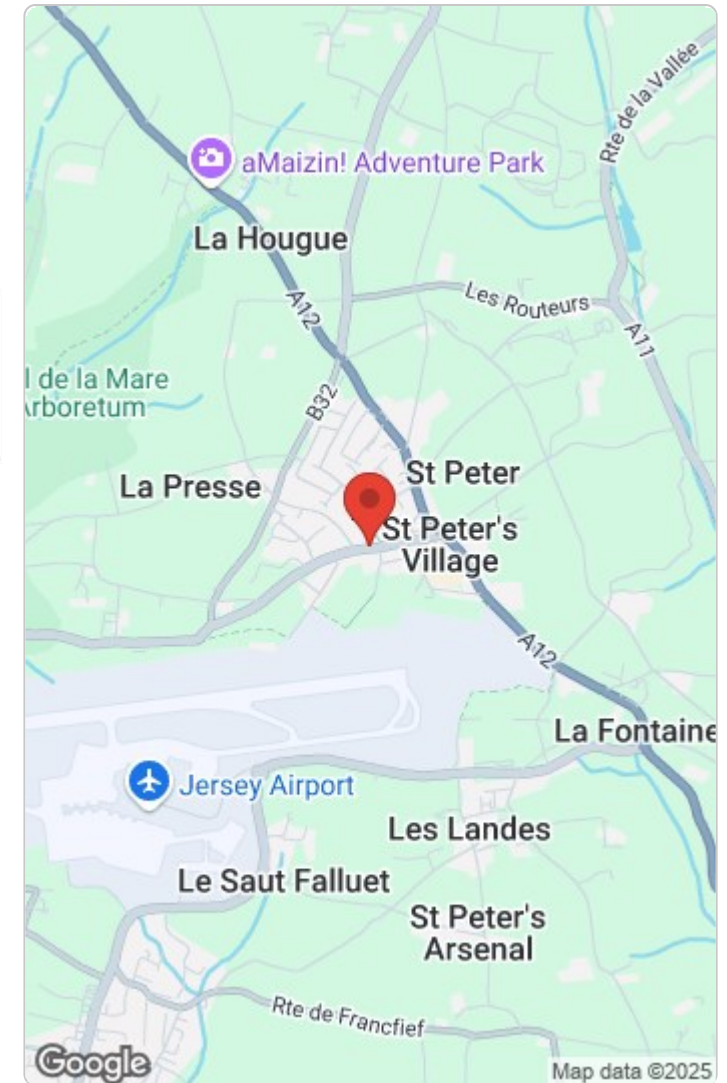
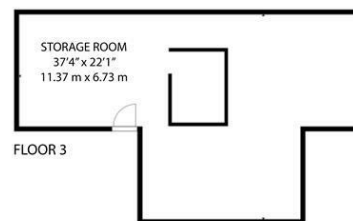
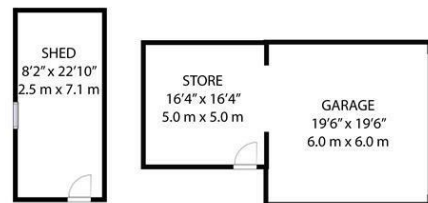
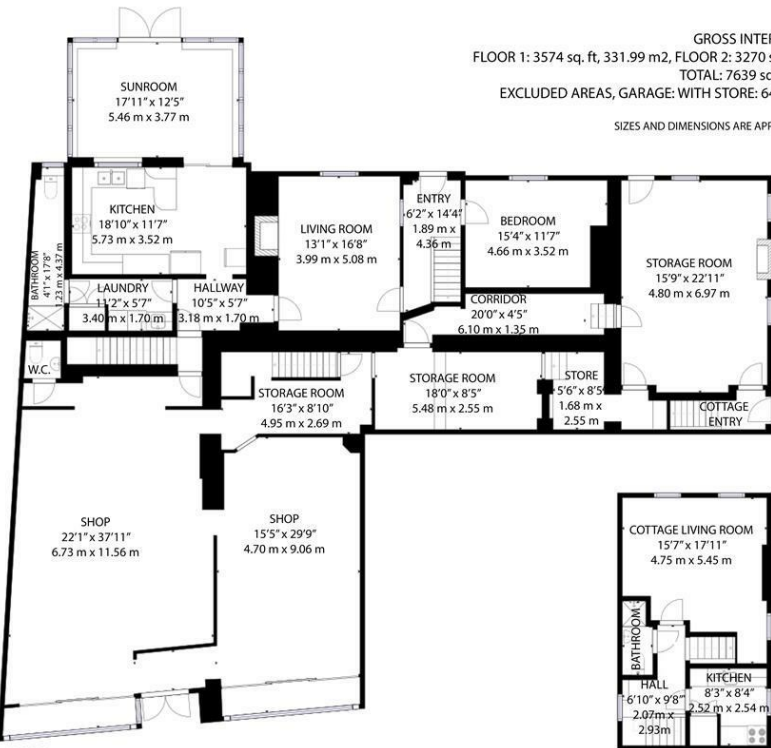
Family Nursing & Home Care

Human Health Chiropractic

SHOP
of
St. Peter

CUSTOMER
SERVICES





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These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.