



Cedar Valley, La Rue Du Flicquet, St. Martin
£7,500,000

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Cedar Valley, La Rue Du Flicquet

St. Martin, Jersey

- Immaculate, traditional style family home
- 5 bedrooms, 5 bathrooms, 3 reception rooms
- Separate two bedroom cottage
- Standalone gym house
- Secluded and private in an idyllic location , overlooking Flicquet Bay
- Set in 7 acres of surrounding woodland
- Sweeping gated driveway
- Direct beach access
- Please contact Harry Trower on 07797751557 or harry@broadlandsjersey.com



Cedar Valley, La Rue Du Flicquet

St. Martin, Jersey

Set by the sea in St Martin, not far from Rozel, the property is secluded and private, offering that rare combination of a coastal retreat within your own woodland. Upon passing the slip into the sea, you are met with a sweeping driveway.

Positioned in roughly 7 acres of ancient woodland, complete with two ponds and an unspoiled stream, that runs through the estate. The property provides delightful accommodation with the main house, a 2-bedroom guest house, and a standalone gym. Rich dark oak wooden floors welcome you in the hallway and follow through to the dining room. The living room has an abundance of natural light from the floor to ceiling French windows. The original kitchen scullery has been converted into an open kitchen/living space, complete with an Aga and natural stone flooring, which leads to a picturesque outdoor entertaining terrace with views to France.





Location

Cedar Valley is situated on Jersey's popular east coast, protected from the prevailing winds, with far-reaching views over Flicquet Bay. A short drive takes you to Gorey.

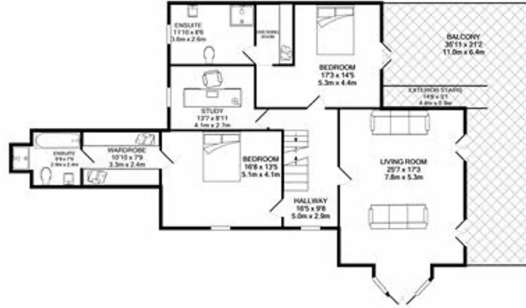
Additional Information

The lighting design for the property, managing to reinvent the home through experienced design and architecture to deliver natural spaces with natural light. Sonos has been fitted throughout the main areas and exterior terrace. Each bathroom has designer sanitary ware and stone flooring with underfloor heating, with high spec detail, décor, and finishes. All bedrooms are en-suite, perfect for guests. The character of the house is also attributed to the original cast-iron railings and balconies which adorn the 1st and 2nd-floor exteriors of the property. The guest house has also been converted to produce a sizeable two-bedroom cottage with impressive ceiling height and a traditional aesthetic. Everything has a sense of purpose for the buyer to simply move straight in and to be able to think of nothing that has been forgotten.

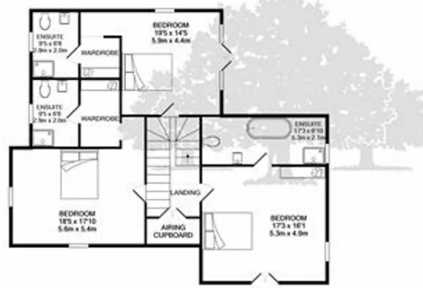




GROUND FLOOR
APPROX. FLOOR
AREA 176 SQ FT
(16.1 SQUARE METERS)



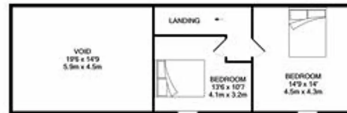
2ND FLOOR
APPROX. FLOOR
AREA 102 SQ FT
(9.4 SQUARE METERS)



3RD FLOOR
APPROX. FLOOR
AREA 102 SQ FT
(9.4 SQUARE METERS)



GARAGE GROUND FLOOR
APPROX. FLOOR
AREA 170 SQ FT
(15.6 SQUARE METERS)



GARAGE 2ND FLOOR
APPROX. FLOOR
AREA 181 SQ FT
(16.7 SQUARE METERS)

TOTAL APPROX. FLOOR AREA 578 SQ FT (53.7 SQ M)

While every effort has been made to ensure the accuracy of the floor plan, the measurements of areas, volumes, masses and any other figures are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for informational purposes only and should not be used for any other purpose without the express written consent of the architect. All dimensions are to the centerline of walls unless otherwise indicated. All dimensions are to the centerline of walls unless otherwise indicated. All dimensions are to the centerline of walls unless otherwise indicated. All dimensions are to the centerline of walls unless otherwise indicated.



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