



Highcliff, La Rue De La Mare Des Pres, St. John  
£10,000,000

**BROADLANDS**  
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# Highcliff, La Rue De La Mare Des Pres

St. John, Jersey

- Uninterrupted sea views
- Heated swimming pool and pool house
- Two bedroom guest cottage
- 3 sumptuous reception rooms
- Outdoor entertaining space
- Traditional property with a modern finish
- Complete privacy
- 4 substantial bedroom suites
- Beautiful lawned garden and ample parking
- Elevated position on north coast headland
- Please contact Harry on 07797751557 or [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)





# Highcliff, La Rue De La Mare Des Pres

St. John, Jersey

The 4 bedroom suite main house is magnificent & retains all the original character. Offering a colour palette of nudes and taupes, complemented with dark oak flooring and velvet carpets throughout. Sustainability is at the forefront of the design, the environmental, social, and economic impact of the refurbishment have all been considered. The bedroom suites are set across the 1st and 2nd floors, the 1st-floor master bedroom suite combines contemporary furniture with traditional details. There is also a self-contained pool house containing a kitchen, changing & shower facilities with inbuilt Sonos to the exterior, making for fun parties. The lawned garden offers uninterrupted sea views of France & access to cliff paths leading directly to Bonne Nuit Bay.







### Additional Information

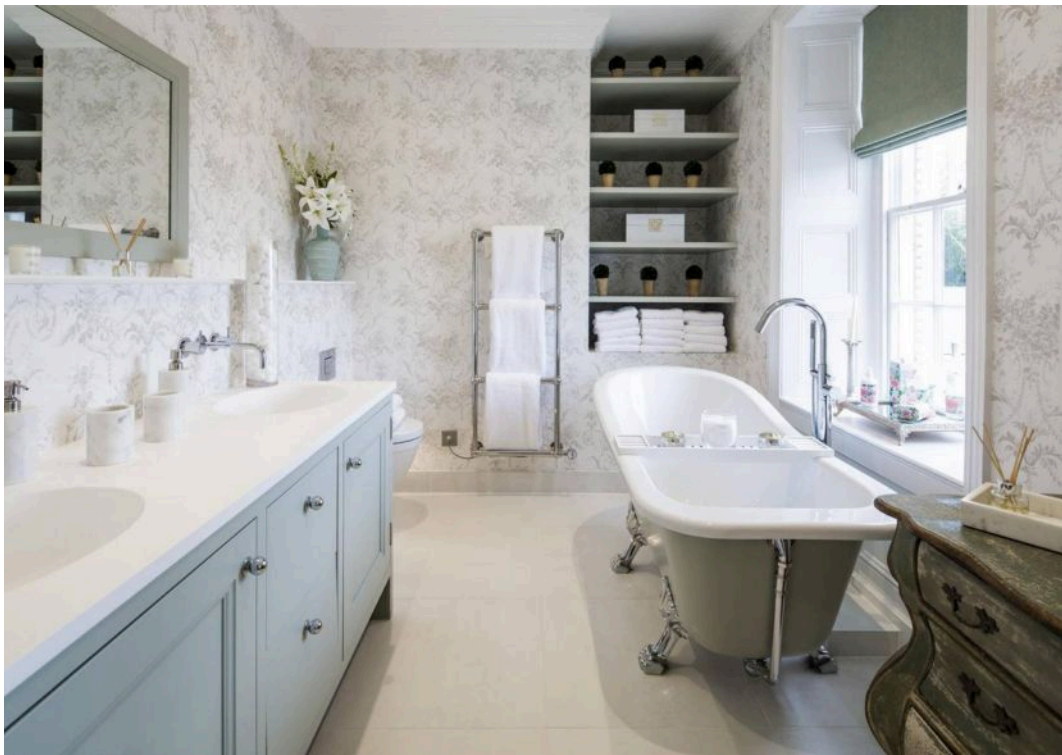
The hallway is bright and modern but with traditional touches such as vintage radiator covers, and a walnut & wrought iron staircase. The drawing room and large dining room are finished with luxurious fabrics and rugs. The kitchen has an exceptional layout, neutral and pale blue palette, and traditional four oven Aga. The vaulted ceiling gives an incredible feeling of space and light. Outside the kitchen is a patio, with Sonos inbuilt - the perfect outdoor entertaining space. The family room has been beautifully decorated, with a wood-burner, surround sound cinema TV, and blackout curtains. The wood-burner provides an excellent alternative to a real fire, being more efficient and clean. Each bedroom has a walk-in wardrobe. The bathrooms are all en-suite, with underfloor heating & luxury sanitary ware. The bathrooms come complete with robes, towels & Sonos surround sound. The luxurious two-bedroom en-suite guest cottage has an open plan kitchen and living room with Juliet balcony overlooking the grounds.

### Location

The property is situated on the headland above Bonne Nuit Bay with distant views towards the other islands. St Helier is an easy fifteen-minute drive while access to St Michael's or St George's school's are similar distances. There is a glorious cliff walk along the island's north coast which is perfect on a sunny day.

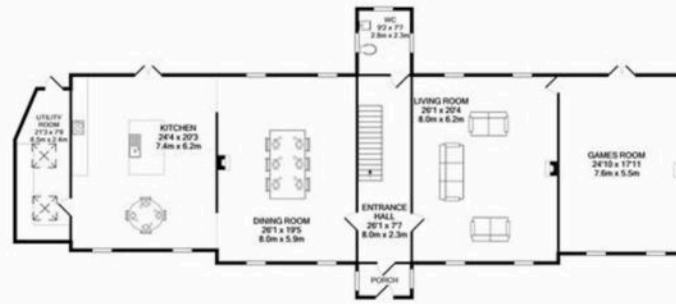








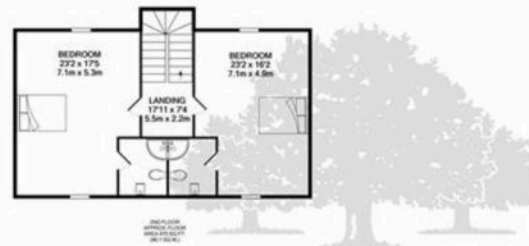




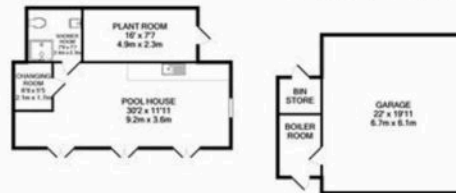
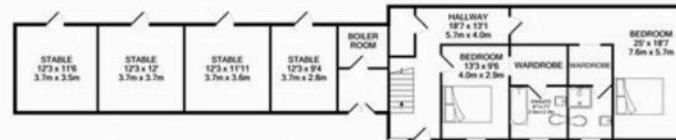
FIRST FLOOR  
APPROX. FLOOR AREA 100.1 SQ. FT.  
(28.7 SQ. M.)



SECOND FLOOR  
APPROX. FLOOR AREA 100.1 SQ. FT.  
(28.7 SQ. M.)



THIRD FLOOR  
APPROX. FLOOR AREA 100.1 SQ. FT.  
(28.7 SQ. M.)



SIXTH FLOOR (GARAGE FLOOR)  
APPROX. FLOOR AREA 100.1 SQ. FT.  
(28.7 SQ. M.)



SEVENTH FLOOR  
APPROX. FLOOR AREA 100.1 SQ. FT.  
(28.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 837 SQ. FT. (75.1 SQ. M.)

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, wall, ceiling and any other dimensions are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser is advised to verify all dimensions and measurements on the ground before and no guarantee as to their quantity or efficiency can be given.

Drawn with AutoCAD 2009





## Broadlands

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