



**Vanessa La Rue De La Mare Ballam, St. John**  
**£3,500,000**

**BROADLANDS**

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# Vanessa La Rue De La Mare Ballam

St. John, Jersey

- Totally private with no immediate neighbours
- Tardis like accommodation
- Home office and huge basement/cinema/gym
- Rural location
- 6 bedrooms (4 en-suite)
- Swimming pool and entertaining complex
- Beautiful new build 6,000sqft home
- Triple garage and plenty of parking
- Please contact Nigel on 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



# Vanessa La Rue De La Mare Ballam

St. John, Jersey

There are 6 bedroom suites over 2 floors with high-quality bathroom finishes throughout. The main living areas are flooded with natural light and all are totally private with the nearest neighbour being some considerable distance away. A fabulous live-in kitchen forms the centrepiece of this wonderful home with a vaulted ceiling and bi fold doors leading out to the pool area. The pool house is perfect for entertaining with its own facilities and bar. An amazing addition to this property, rarely seen in Jersey is an 800 sq ft basement which could be a cinema room and a gym. At the far end of the basement is a huge picture window looking into the deep end of the pool. This property really does offer everything. Triple garage, plenty of parking, large work from a home office, and an integral flat. It even owns the field surrounding it.





### **Services**

All mains ( no gas ) Oil fire central heating with underfloor in most areas.

### **Basement**

A huge room with glass to one end looking in to the pool. There is a fully fitted bar to the other end and door with steps to the outside.

### **Living**

Attractive entrance hall, good size living room with doors to gardens and terraces. Beautiful kitchen with vaulted ceiling and bi fold doors. Large study off the garage, separate utility room.

### **Garage**

Triple garage with electric doors.

### **Field**

A very large field surrounding the house on 2 sides.

### **Sleeping**

Six bedroom suites in total.

### **Garden**

Lovely south and west garden with patio area, vegetable growing area, sunken garden with fire pit.

### **Pool House**

Effectively a second kitchen with bar, indoor seating plumbing and electrics

### **Integral Flat**

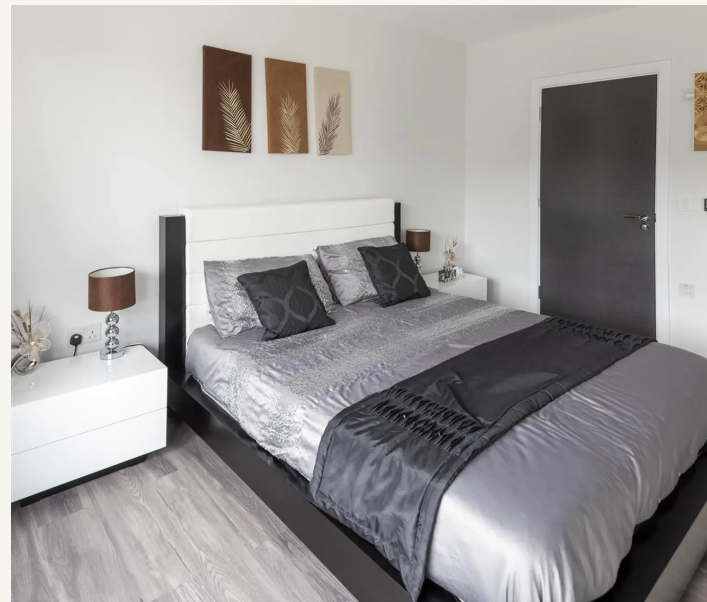
Featuring open plan living room / bedroom, separate kitchen and bathroom. Own access from adjacent to garage.

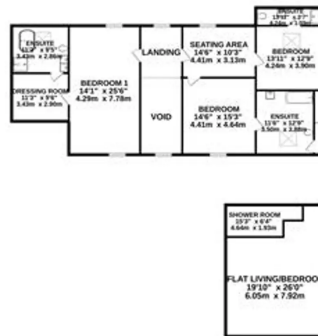
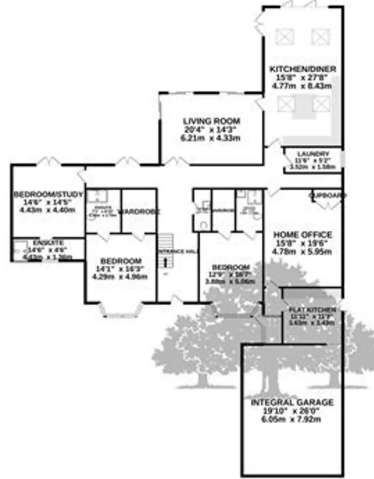
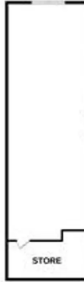
### **Parking**

Tarmac forecourt parking for many cars.

### **Pool**

Rectangular tiled pool with cover





TOTAL FLOOR AREA : 6061 sq.ft. (563.1 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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