



La Petite Varine Old Brickfield Lane, St Saviour

Asking £2,750,000

BROADLANDS

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La Petite Varine Old Brickfield Lane

- Magnificent 2 generation detached house with fantastic panoramic views as far as the Minquiers
- Over 4,000 square feet
- 4 double bedroom main house
- 3 double bedroom cottage
- Deepest heated swimming pool in Jersey with water jets and electric cover
- Surrounded by fields
- Double garage & parking for 12 vehicles
- Games room and workshop
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



La Petite Varine Old Brickfield Lane

Surrounded by fields, the house enjoys a selection of natural wildlife as neighbours including woodpeckers, wood pigeons, hedgehogs and squirrels. The ground floor flows beautifully and features a lovely open plan living / dining room leading to a stunning 23 foot kitchen, with amazing views, and an integral lift to the double garage below. Also on this level are a utility room and cloakroom. Upstairs are four double bedrooms and two bathrooms - one ensuite.

The cottage is a proper house in its own right comprising living room, separate fully fitted kitchen, cloakroom, three double bedrooms - one ensuite - and house bathroom. This unit is ideal for family members, carers or as a source of income. The property also has a magnificent games room, workshop and double garage at lower ground level.

The raised, secluded position means you will enjoy enormous privacy, whilst marvelling at the impressive vista from most rooms all the way to the Minquiers. The south coast is a short drive, as are Waitrose, Iceland and Morrisons food stores. This house has it all! Call the owner's sole agent to view now.





MAIN HOUSE

Living

Magnificent open plan living/dining area leading to fully fitted kitchen with fabulous views over the surrounding countryside, to the south coast and as far as the Minquiers. Separate utility and cloakroom. Lift from kitchen to garage.

Sleeping

Four bedrooms - one ensuite - with views over the surrounding countryside and to the south coast. House bathroom featuring 4 piece suite and fully tiled walls and floors.

Outside

Large landscaped terrace housing the deepest private pool in the Island - heated, with feature water jets and electric cover. Decked barbeque area leading to garden.

Games Room and Workshop

Fantastic games room with WC. Separate workshop accessed from the garage.

COTTAGE

Living

Comfortable living room with floor to ceiling sliding doors to front terrace. Separate fully fitted kitchen and dining area with door and window to garden. Cloakroom.

Sleeping

Three bedrooms - one ensuite - with views over the surrounding countryside and to the south coast. House bathroom featuring 4 piece suite and fully tiled walls and floors.

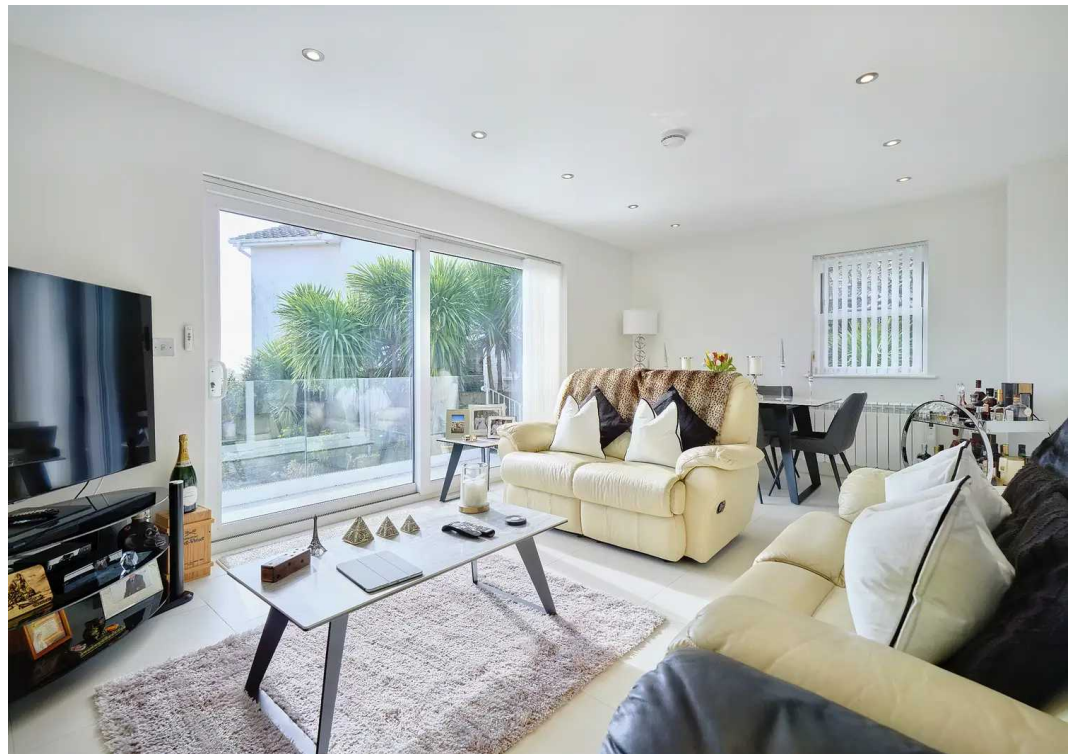
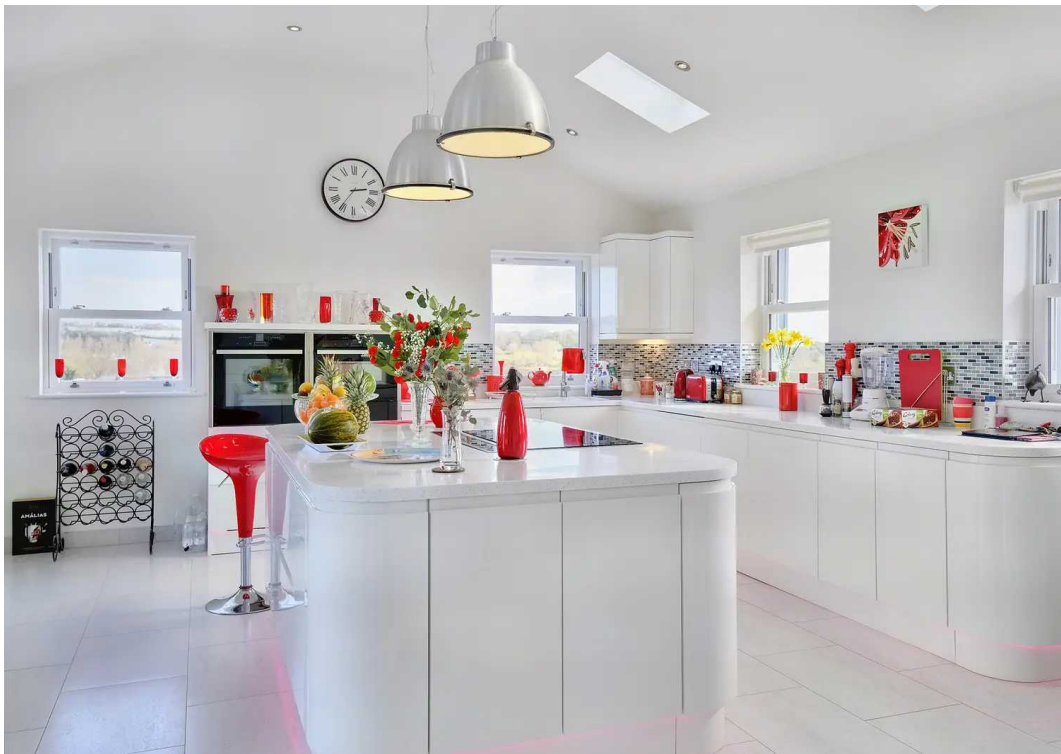
Services

All mains. Top quality electric underfloor heating downstairs. Radiators upstairs.

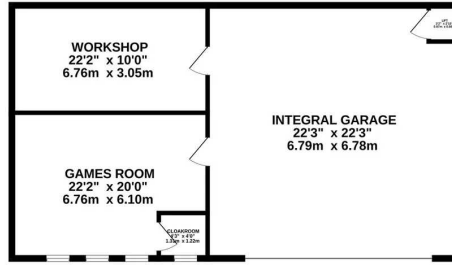
Education

The property is in the catchment area for Plat Douet Primary and Le Rocquier Secondary Schools.

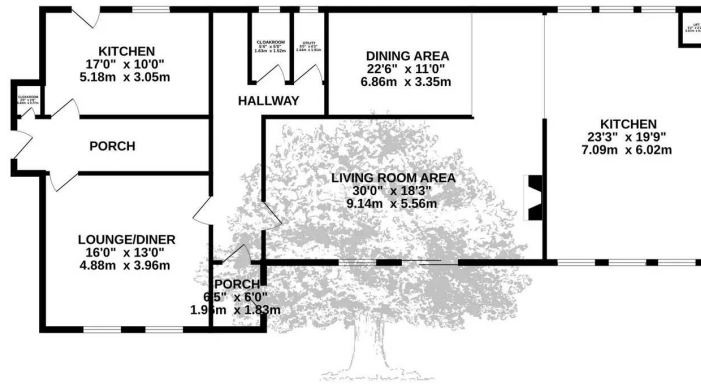




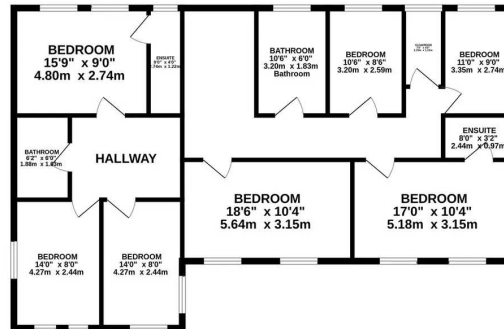
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4191sq.ft. (389.4 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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