



Maupertuis Farm, La Grande Rue, St. Mary
£4,500,000

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Maupertuis Farm, La Grande Rue

St. Mary, Jersey

- Large fully equipped kitchen/diner
- 4 Reception rooms, the formal dining room is currently set for dinner for 14
- Huge 26ft premier bedroom suite, with double en-suite bathrooms and dressing areas
- Fully landscaped expansive garden
- Garden views from every room
- Swimming pool with pool house, gym and sauna
- En-Tout-Cas tennis court, greenhouse and stabling
- Surrounded by own agricultural fields
- 4 Car garage and ample additional parking
- Two generational living possible
- Sole agent
- Please contact Charlie on 07700348421 or charlie@broadlandsjersey.com



Maupertuis Farm, La Grande Rue

St. Mary, Jersey

Featuring a superior banquet size dining room, fully fitted luxury kitchen and enough reception rooms for all the family. Designed to maximise family life, with 6 beds, 5 baths and 4 reception rooms including a truly unique 26ft master bedroom suite with 'His and Hers' bathrooms and dressing areas. Two generational living would also be a possibility. The landscaped mature gardens, which can be viewed from every room in the house, include a swimming pool, a pool house containing gym and sauna, En-Tout-Cas tennis court, stabling, orchard & greenhouse. Situated on a quiet lane next to La Mare Vineyards & well positioned for the northern cliff path walks and St Marys village facilities. A regular bus route is close by. Ownership of surrounding fields offers seclusion, but with easy access to local amenities and schools.





Living

Welcomed into a generous hall which leads to multiple reception rooms; a formal dining room, 20m sitting room, expansive eat in modern kitchen with luxury fixtures and fittings and additional living room, all of which have garden views, fireplaces, good ceiling heights and great light. There are two ground floor WC's and large utility room/ work room. Upstairs there is a private office with double hardwood fitted desks with patio doors to balcony with pool and garden views.

Sleeping

The premier suite has a certain je ne sais quoi! A lovely bright room with great garden views from bed and balcony. Also featuring the dressing room of dreams, accompanied by two fully fitted bathrooms - one for each of you. Great garden views from bed with balcony overlooking gardens. There are a further 4 double bedrooms, one with ensuite. Two house bathrooms. There is also a smaller single bedroom/nursery. All are in excellent condition.

Outside

5 Vergee level garden, laid to lawn with shrubs and apple trees. En-Tout-Cas Tennis Court in excellent condition. Heated tiled swimming pool with spacious paved sun terrace around. Separate gardeners W.C.

Detached Gym

Overlooking pool area, with sauna, shower, basin, W.C. and changing area.

Stable Block

With 4 loose boxes. Large hard standing area outside.

Surrounding Agricultural Feilds

Some 15 Vergee of fields surround the house, this is let out to a local farmer who keeps them in good condition.

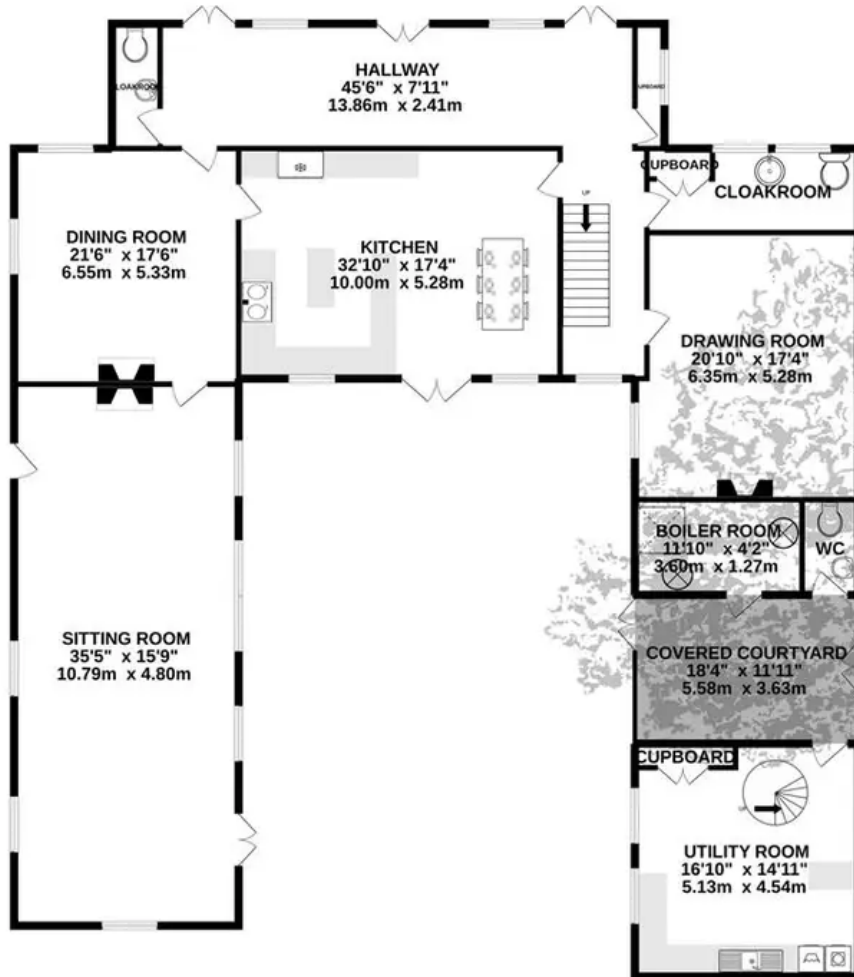
Services

Oil central heating for house and pool. 3 phase electric. Mains water and borehole water. Septic tank and soakaway. New windows were fitted throughout 2014. Boiler room contains oil fired boiler, hot water tank and pool pump equipment (all neat and tidy and well maintained.)

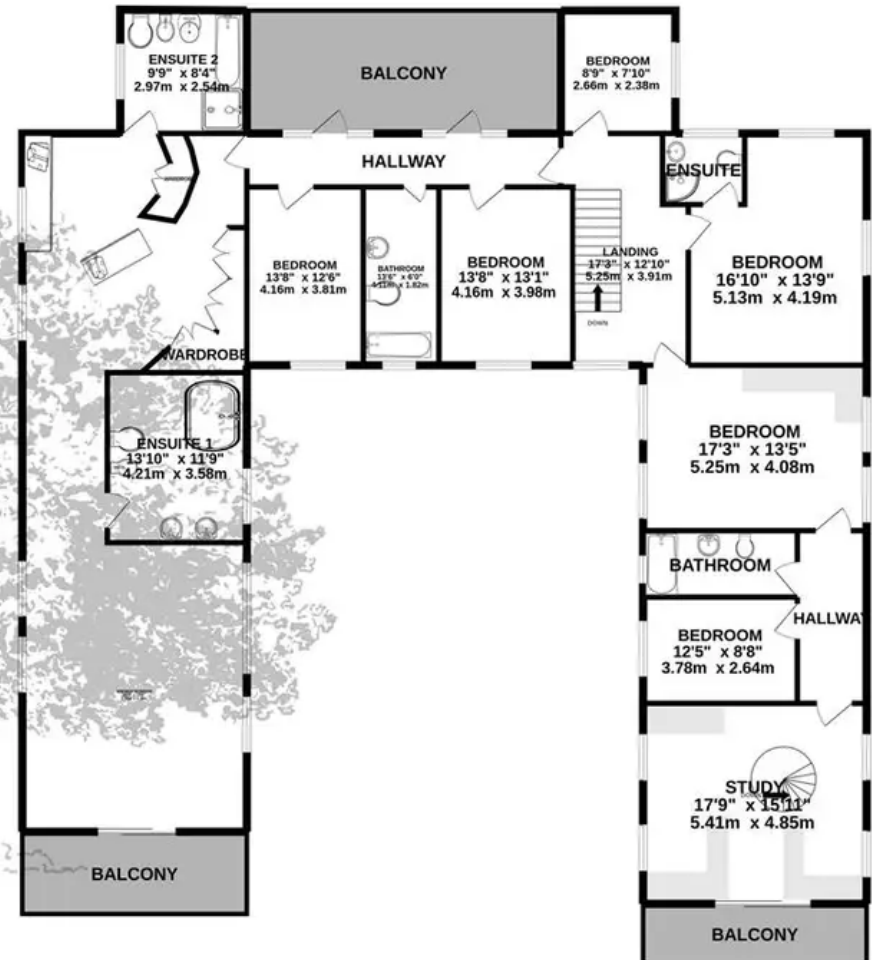




GROUND FLOOR
2434 sq.ft. (226.1 sq.m.) approx.



1ST FLOOR
2273 sq.ft. (211.2 sq.m.) approx.



TOTAL FLOOR AREA : 4707 sq.ft. (437.3 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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