



**Rose Farm, Le Mont De La Hague, St. Peter**  
**£1,240,000**

**BROADLANDS**  
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# Rose Farm, Le Mont De La Hague

St. Peter, Jersey

From St Peters village head down La Route du Manoir towards St George's school, at the cross junction with school gates turn left along the green lane. Take the next right onto Mont de la Hague and the entrance to the development is on the right hand side, Rose Farm is the last house.

- Luxury 3 bedroom, 3 bathroom family home
- Accessed from a quiet green lane in St Peter
- Built in 2018
- Stunning bespoke interior with no expense spared
- Beautiful pink granite exterior
- Mature private garden with large lawn at the rear
- Driveway parking for 2 cars and integral double garage
- Contact James on 07829 835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



# Rose Farm, Le Mont De La Hague

St. Peter, Jersey

A luxurious living experience, with its stunning bespoke interior and attention to detail. This remarkable 3-bedroom, 3-bathroom semi-detached house was built in 2018 and is located in the peaceful area of St Peter, accessed via a quiet green lane. The exterior is equally as impressive, with its beautiful pink granite façade.

Stepping inside you will be greeted by a spacious and thoughtfully designed living area, perfect for entertaining guests or enjoying quality time with the family. No expense has been spared in creating an elegant and comfortable home. The property has a mature private garden with a large lawn at the rear, providing the perfect outdoor space for relaxation and recreation. In addition there is driveway parking for two cars, as well as an integral double garage, ensuring ample space for all your vehicles and storage needs.





### **Living**

The spacious hallway connects the living area and kitchen and also benefits from under stairs cloakroom and a couple of storage cupboards. The large lounge has a soft and relaxing atmosphere and leads to the sunroom, another ideal reception space. On the other side of the hallway you will find the eat in kitchen with feature island and has plenty of room still for a full sized dining table. The integral garage is currently utilised as a home gym but makes for perfect storage and takes you into the separate utility.

### **Sleeping**

On the first floor are 2 large bedroom suites with beautiful trend attachments and plenty of storage space. Also a further 3rd double bedroom that is serviced by the house bathroom. Panelling continues from downstairs up onto the landing, along with the feature chandelier setting this property apart from others.

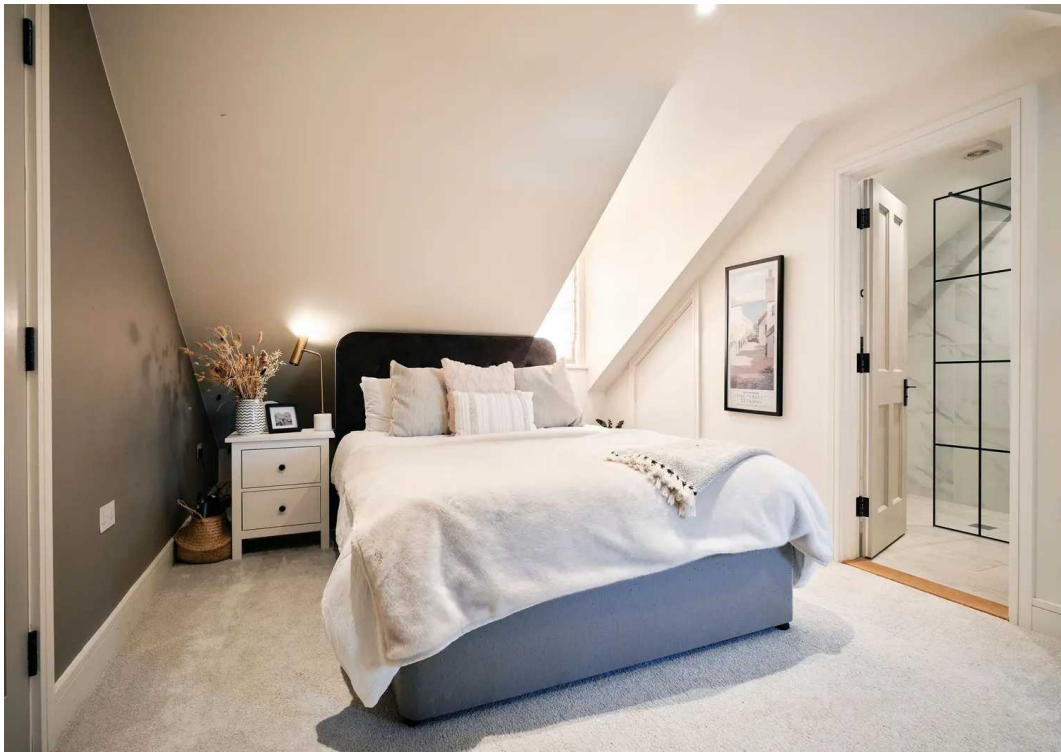
### **Outside**

Fully enclosed and very private south facing raised lawned garden with large patio off the sun room, ideal for entertaining. There are 2 side by side parking spaces on the driveway in front of the double garage and a front garden with a low granite wall surround. Outside kitchen is not included in the sale.

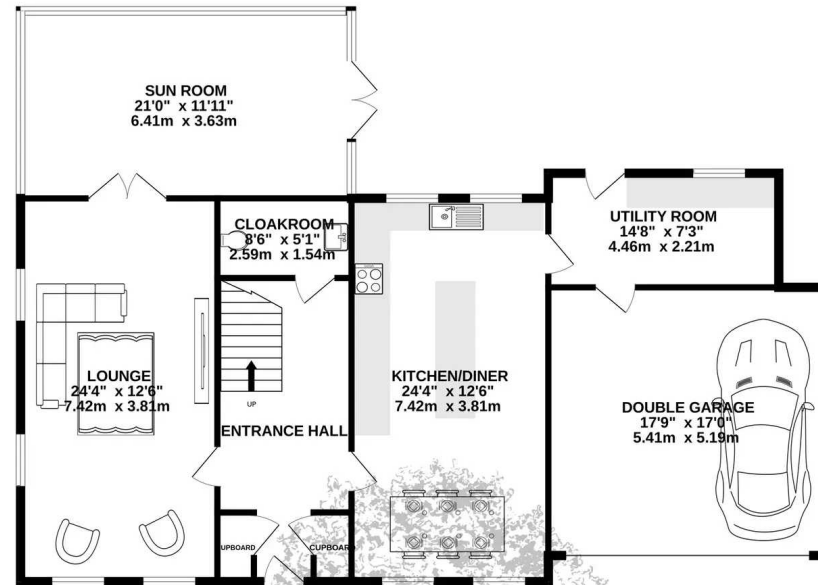
### **Services**

All mains services excluding gas. Electric underfloor heating throughout. Fully double glazed. Wired for fibre and Sky.

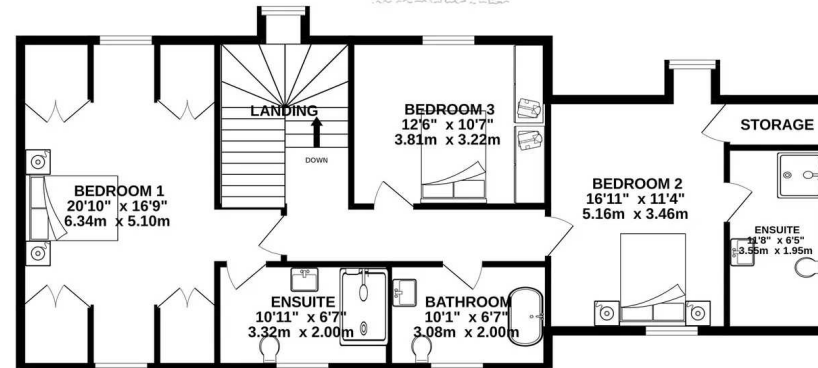




**GROUND FLOOR**  
1218 sq.ft. (113.2 sq.m.) approx.



**1ST FLOOR**  
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 2171 sq.ft. (201.7 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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## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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