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**1 Thornton Hall, Upper Kings Cliff, La Pouquelaye**  
**£1,950,000**

**BROADLANDS**  
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# 1 Thornton Hall, Upper Kings Cliff

La Pouquelaye, Jersey

- One the island's largest duplex apartments
- Completely rennovated to a high standard
- Four double bedrooms and 3 bathrooms
- Bright and spacious accommodation throughout
- High ceilings and picture windows
- Close to town and distant see views
- Double garage and private driveway parking for at least 6 cars
- Sole agent
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)
- Contact Harry on 07797751557 or [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)



# 1 Thornton Hall, Upper Kings Cliff

La Pouquelaye, Jersey

Nestled in a serene location, away from the hustle and bustle of main roads yet within walking distance to town and close to schools, this grand property presents an unparalleled blend of luxury, comfort, and sophistication. Fully renovated in 2022, this home now features state-of-the-art electrics, plumbing, an electric heating system with app-based control, and a new log burner, ensuring a modern living experience that retains its majestic Georgian proportions.

Spanning 4,300 square feet (400 square meters) with 3.2m high ceilings on the main floor, the residence boasts an upside-down layout to maximize the stunning far-reaching views towards France, the Minquiers, and Fort Regent.

The property impresses with its interiors but also boasts expansive communal gardens to the front and rear, alongside a generous private garden area, a blank canvas ready to accommodate your vision of a gazebo or hot tub. For those with a penchant for outdoor entertaining, private upper and lower terraces offer the perfect setting for summer gatherings.

Vehicle accommodations include a private driveway leading to an electric double garage equipped with 3 phase electric, ready for EV charging, an additional allocated space at the main entrance, and 2 communal guest spaces, ensuring ample parking for residents and visitors alike.

One of just four apartments in the building, this vast home was constructed in the 1980s and so benefits from cavity wall insulation and damp proofing. Having passed an asbestos check, this property combines the charm of Georgian architecture with the reassurances of modern construction. Offering lock-up and leave potential, this non-listed building is a rare find, presenting a grand living experience with a wow factor that is truly unmatched.







### **Living**

The upper floor is an entertainer's delight, featuring a very large living room, dining room capable of accommodating a 14-seater table, a high-spec kitchen equipped with a double dishwasher, Qooker tap, wine fridge, pantry, pop-out extraction system, and an American-style fridge freezer. Additionally, this floor houses an office, a 150-bottle capacity wine store, a toilet, and a boot room, enriched by huge amounts of inbuilt storage throughout.

### **Sleeping**

The lower floor welcomes family life, hosting 4 bedrooms (3 double en-suite, all with underfloor heating), a cozy family snug, bathrooms, a store room, a second boot room, and a laundry room, designed for comfort and privacy.

### **Outside**

The property impresses with its interiors but also boasts expansive communal gardens to the front and rear, alongside a generous private garden area, a blank canvas ready to accommodate your vision of a gazebo or hot tub. For those with a penchant for outdoor entertaining, private upper and lower terraces offer the perfect setting for summer gatherings. Vehicle accommodations include a private driveway leading to an electric double garage equipped with 3 phase electric, ready for EV charging, an additional allocated space at the main entrance, and 2 communal guest spaces, ensuring ample parking for residents and visitors alike.

### **Services**

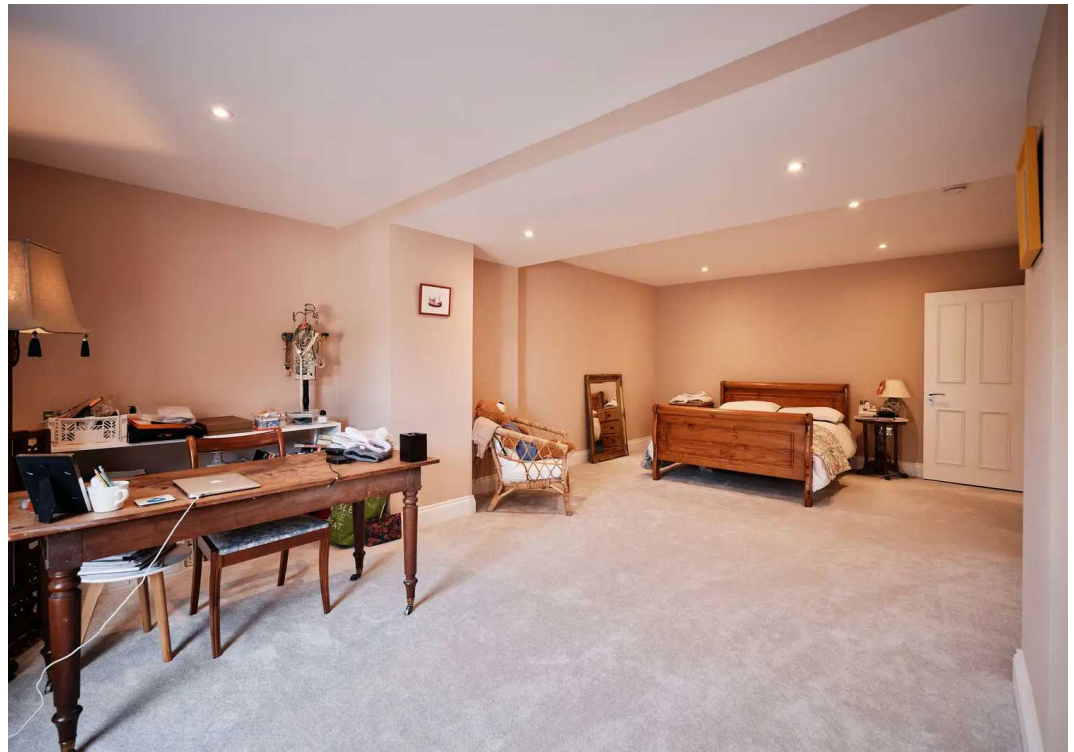
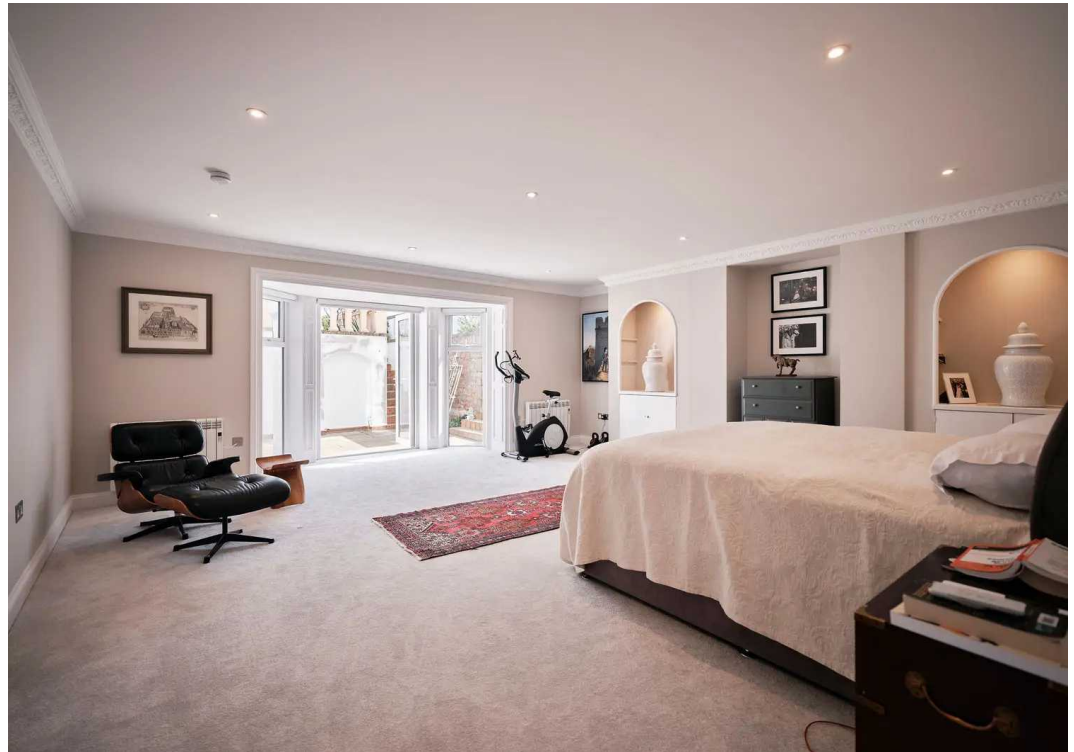
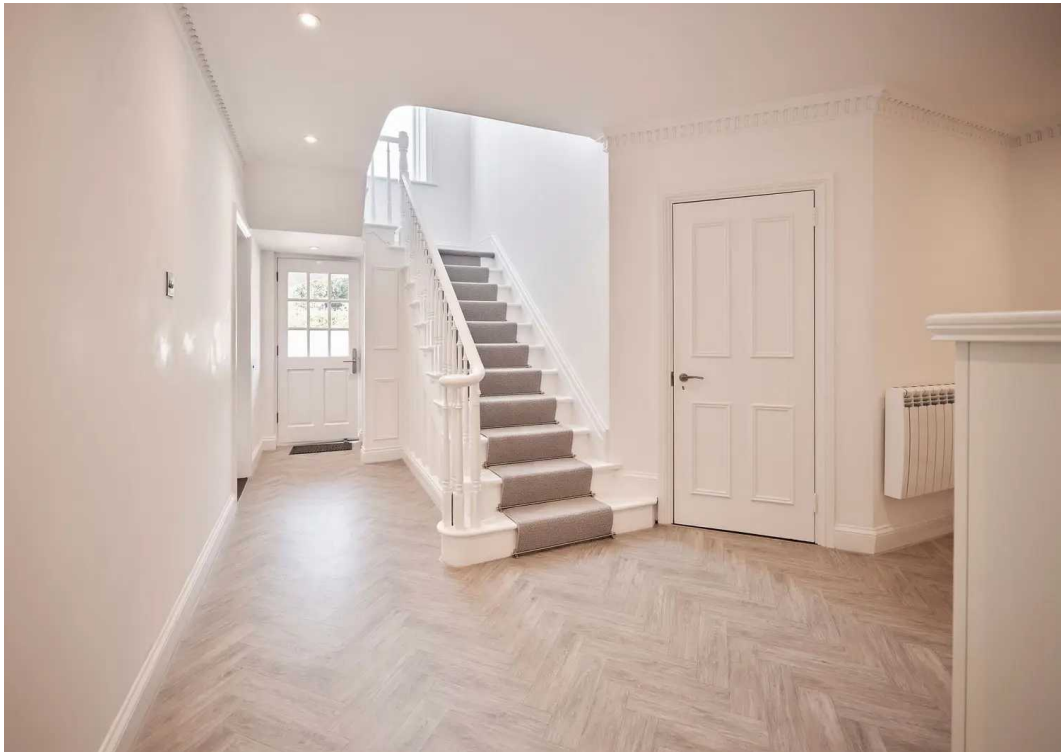
Other notable features include double glazing throughout, triple aspect for excellent natural light throughout the day, and a £450 monthly service charge that covers gardening, communal water/light, company Secretary fee, parish rates, and building insurance, providing peace of mind and convenience.



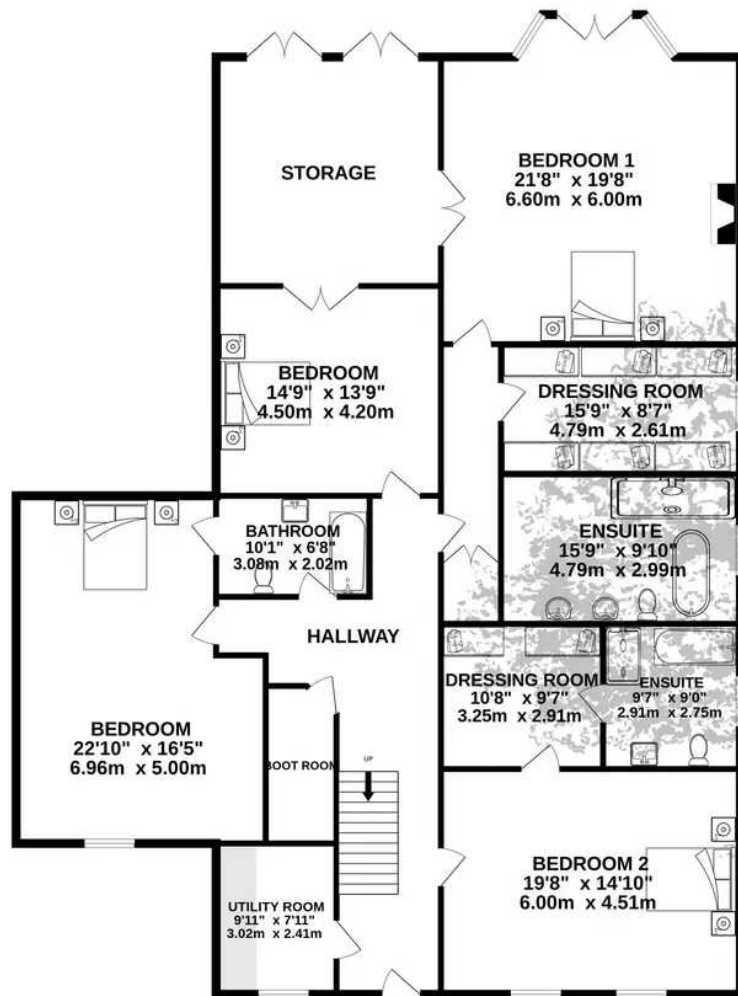




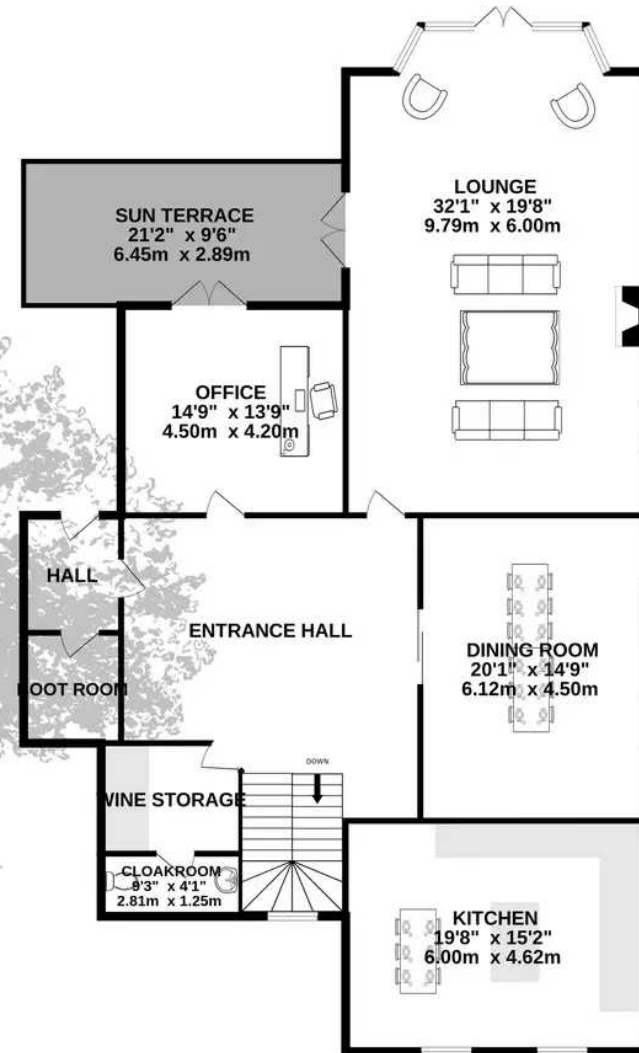




LOWER FLOOR  
2400 sq.ft. (223.0 sq.m.) approx.



GROUND FLOOR  
1959 sq.ft. (182.0 sq.m.) approx.



TOTAL FLOOR AREA : 4358sq.ft. (404.9 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

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