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Les Vaux Farm Les Vaux, St. Saviour
£2,495,000

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Les Vaux Farm Les Vaux

St Saviour

- Charming detached house dating back to 1700's with stunning character details
- Modern extension has created 4000+ sqft of living space
- Main House 4 bedrooms and 3 bathrooms
- 2 bedroom self contained apartment
- Double garage plus parking for 4 in driveway and a few more in field
- Large field, glasshouse, wood store, vege plots and stream all in tranquil woodland setting
- Enormous attic / loft space - would make a perfect games room
- Sole agent
- Please contact Charlie on 07700 348421 or charlie@broadlandsjersey.com
- Or Harry on 07797 751557 / harry@broadlandsjersey.com

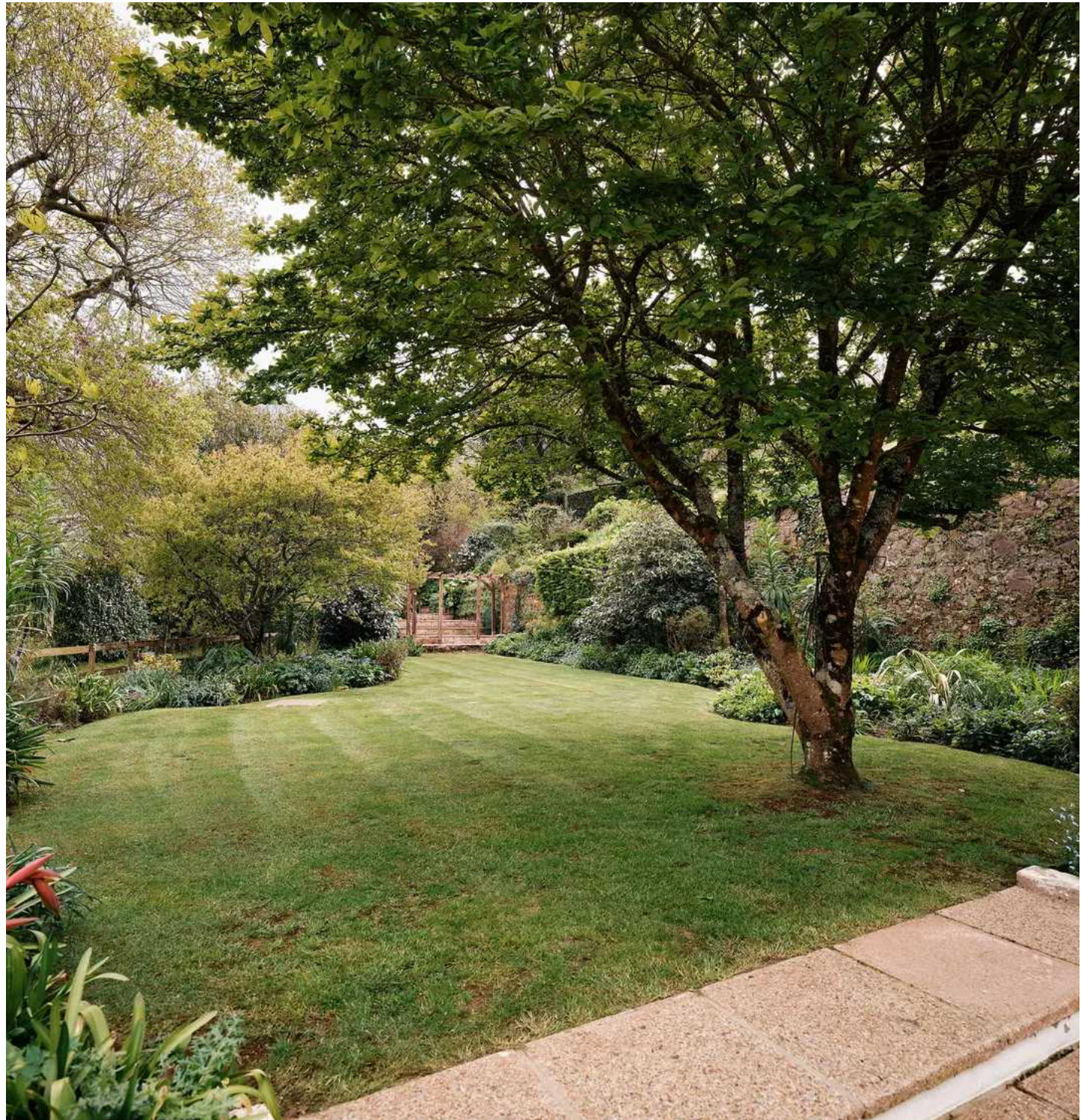


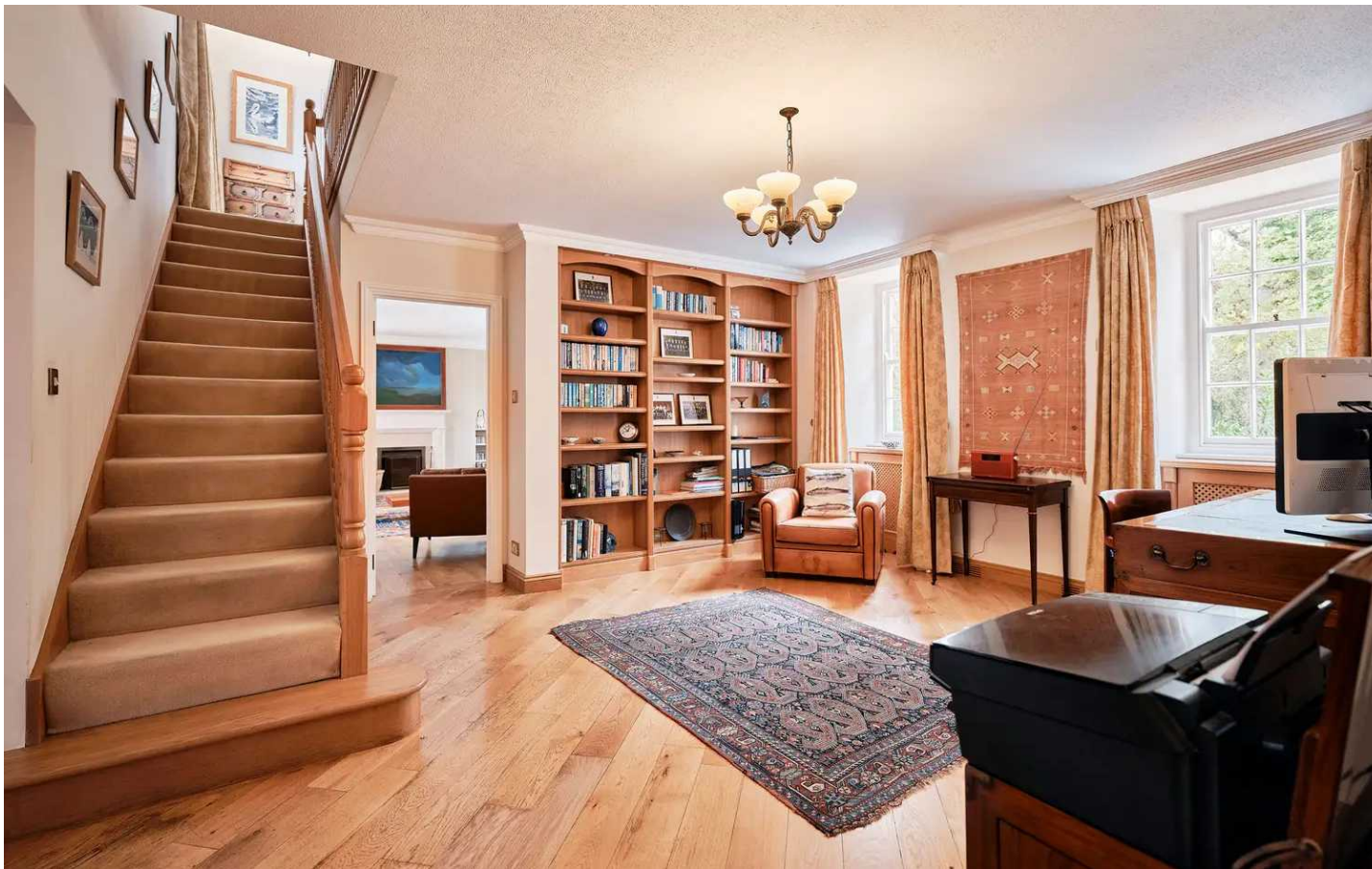
Les Vaux Farm Les Vaux

St. Saviour, Jersey

Les Vaux Farm is a detached granite two generation farmhouse, date stamped 1756 above the entrance, with a modern extension allowing 4000+ of liveable space set in over 2 acres of peaceful tranquility. Situated on the most idyllic of green lanes, this home welcomes you with a large entrance hall, a generous eat in kitchen diner with breakfast bar, pantry, electric AGA and beautiful Bulthorp kitchen. A further three generous adaptable reception spaces all with gracious period character features and doors flowing into the garden. The first floor features a large premier bedroom with full range of built in wardrobes and ensuite, a second large double bedroom, a third smaller double bedroom and house bathroom.

The second floor features a large double bedroom ensuite and access into a huge loft space. The apartment, situated on the first floor, is easily absorbed into the main house if suits or makes a very decent space on its own, in good condition it has its own eat in kitchen, living room, double bedroom, single bedroom and bathroom. It is a pleasant and bright space with plenty of light to all rooms. Outside is where the magic comes alive, the garden feels at one with nature with a stunning cottage lawned garden complimenting the farmhouse and a huge wildlife meadow that's all yours across the lane, with glasshouse, wood store, two sheds, vegetable growing plots and a stream meandering poetically through. Located minutes from Jerseys finest schools with the bus at the end of the road. This property comes complete with a double garage , two car charging points and additional parking for 8+ this is two generation, or home with income living at its finest.





Living

Large welcome entrance hall with WC. Three large characterful reception rooms make up the garden facing length of the house with doors flowing onto the patio and feature fireplaces. The two end receptions are both set up as living rooms currently, with the middle reception offering a wonderful library, office or music room. The fully fitted Bulthorp kitchen features a cooking trifecta; electric AGA, induction hob and Neff fan oven and grill. Plus the comforts of a boiling water tap, Miele dishwasher and pantry. Plenty of space to sit at either the breakfast bar or dining table. Separate utility room.

Sleeping

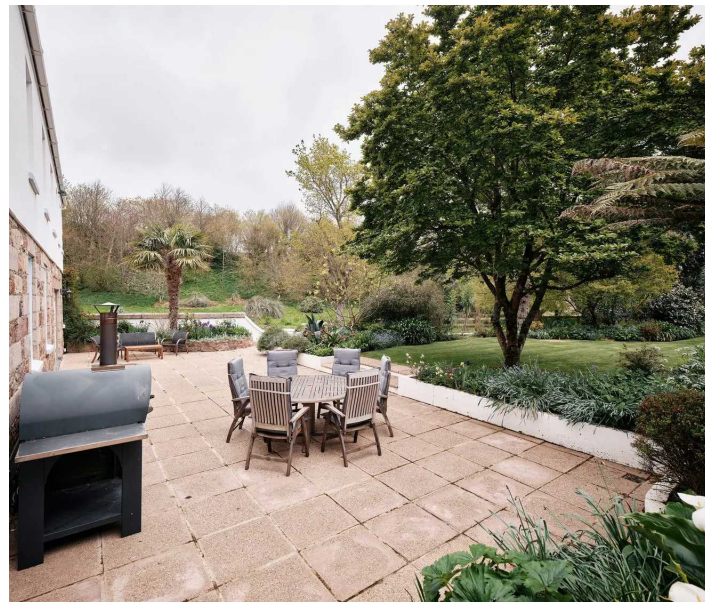
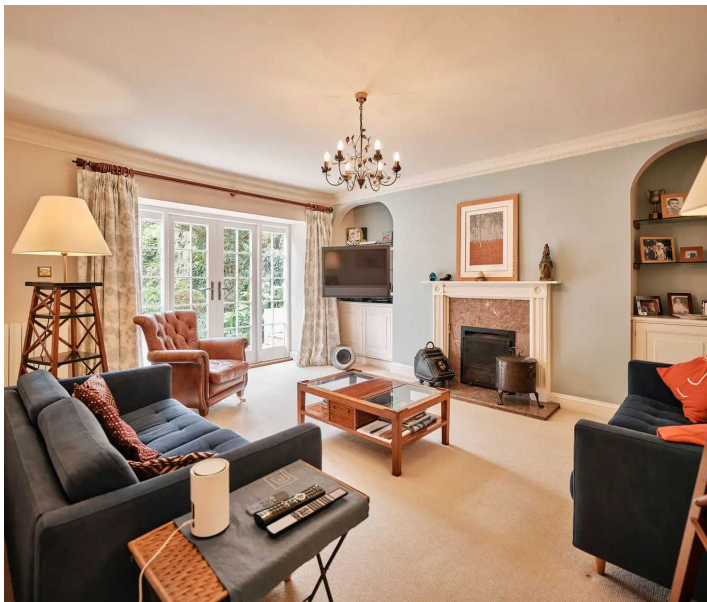
The first floor features a premier double bedroom with range of built in wardrobes and ensuite bathroom, a good size double bedroom and another smaller double bedroom, with house bathroom. The second floor features a large double bedroom ensuite.

Outside

Around 2 acres of outside space featuring alfresco patio entertaining space, lawned front garden framed by beautifully planted mature garden beds, large fenced field with mature trees and tranquil stream running through it.

Services

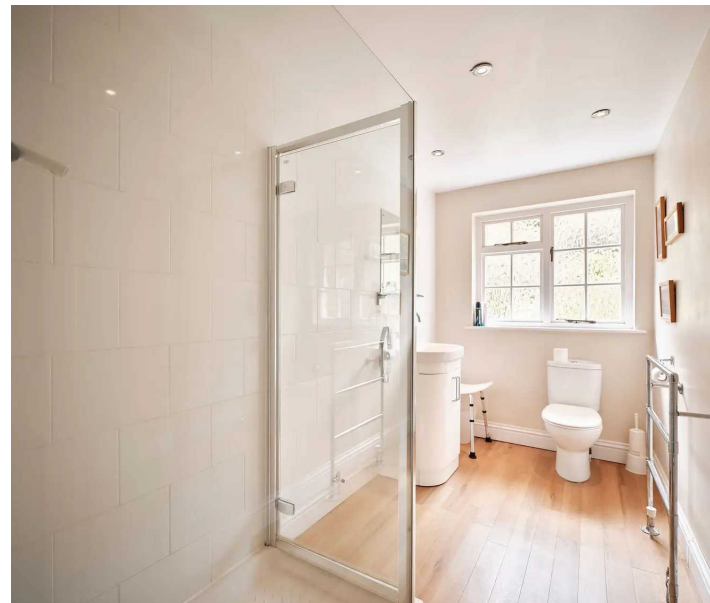
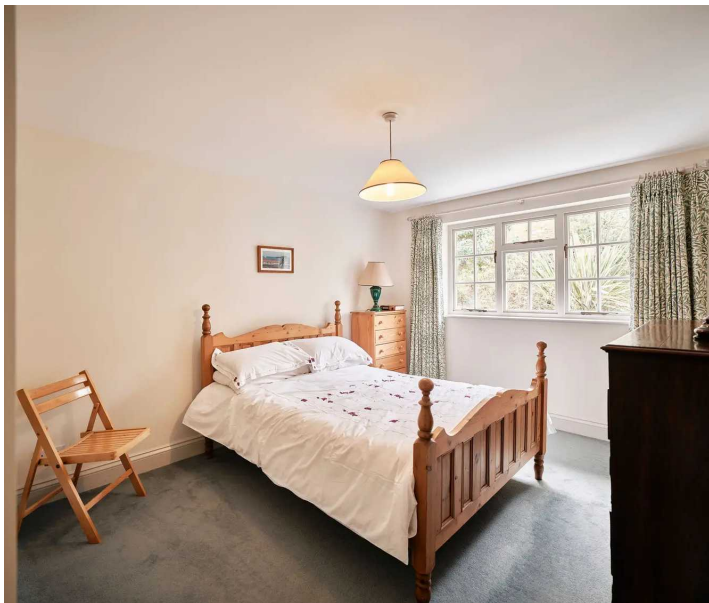
All mains services, excluding gas. Mains water and have a Well with pump (new 2 years ago) to water the garden. Mains sewerage, with private macerator pump halfway between house and mains. Solar panels to roof generate power and manage to heat hot water almost completely May through to October. Oil fired central heating with radiators throughout set to constant temperature by electric thermostat control. Mix of single and double glazing throughout. Upgraded LED lighting throughout. Two electric car charging points at garage, one normal 13 amp charger and one fast charger. Roof of original part of house insulated and rebuilt in 2014. Middle reception room has 'trap door' in the floor with cellar underneath to access the floor and services from below.

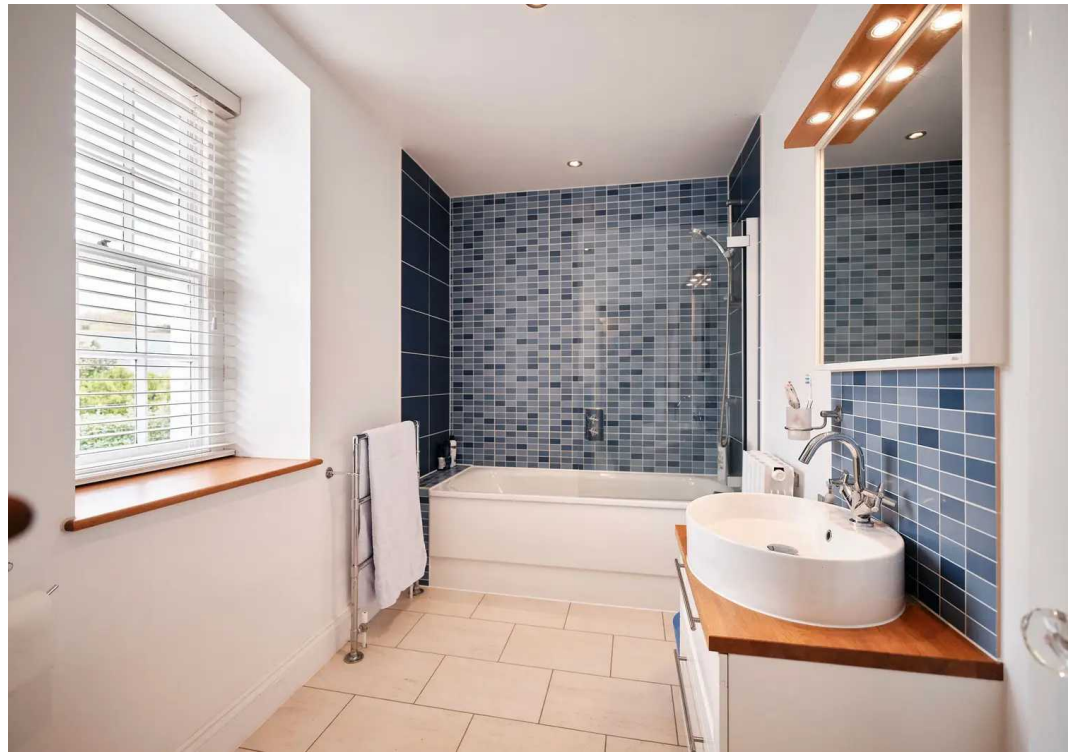
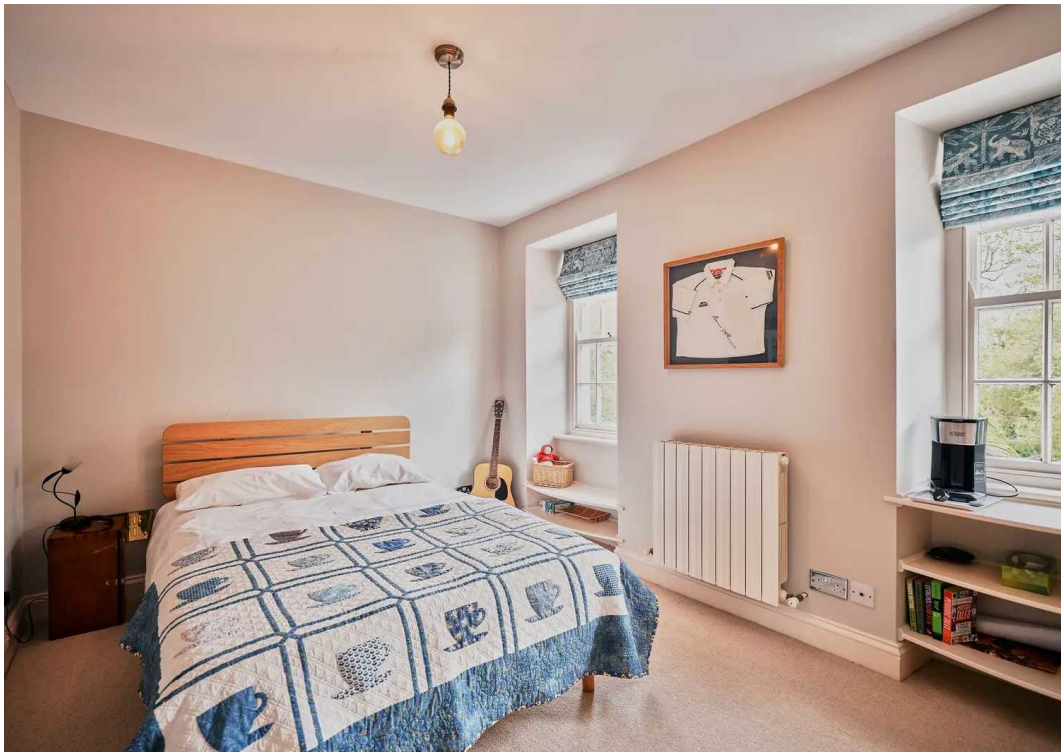
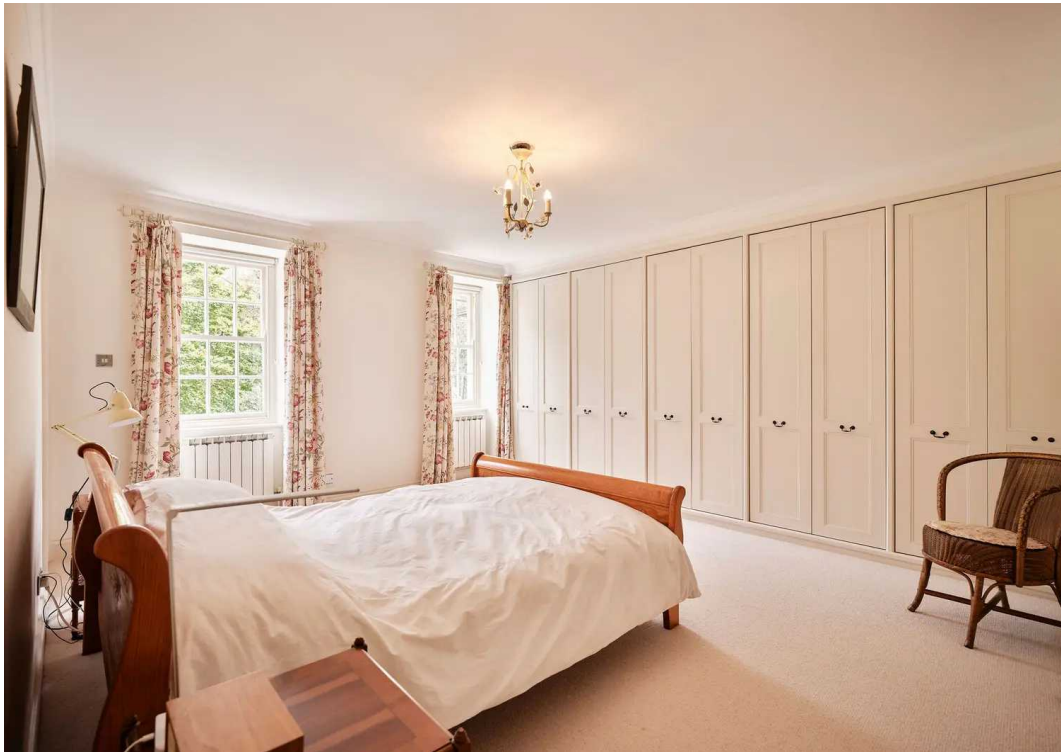




Apartment

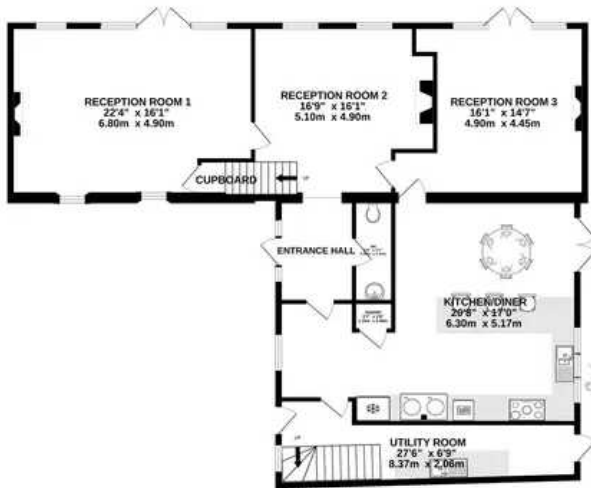
Situated on the first floor the self contained two bedroom unit features a great size living room, double bedroom, single bedroom, house shower room and eat in kitchen. All in excellent working order with plenty of great natural light and a pleasant outlook.



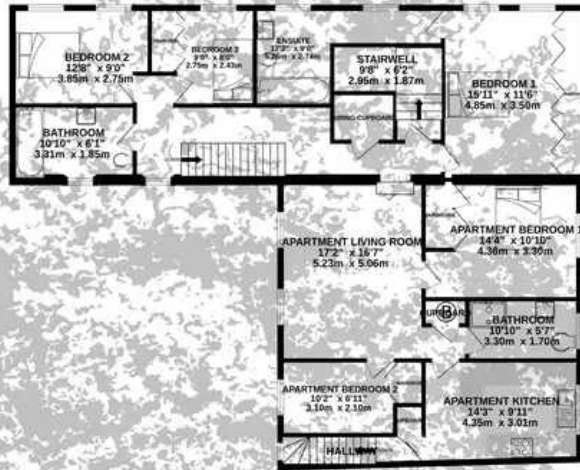




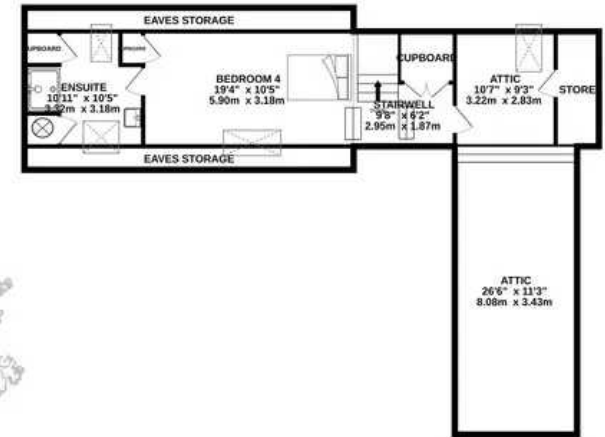
GROUND FLOOR
1537 sq.ft. (142.8 sq.m.) approx.



1ST FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



2ND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 4073 sq.ft. (378.4 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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