

FINDING YOU A HOME
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Maison De Fontaines La Rue Des Fontaines, St. Martin
£5,000,000

BROADLANDS
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Maison De Fontaines La Rue Des Fontaines

St. Martin, Jersey

- Original Jersey farmstead
- 2 Beautifully appointed residences
- Both 4 bedroom properties
- Detached 2 bed cottage needing renovation
- Lucrative pet care business
- New stable block with grazing
- Various outbuildings and garaging
- Contact Nigel Hurst on 07797718233 or nigel@broadlandsjersey.com



Maison De Fontaines La Rue Des Fontaines

St. Martin, Jersey

On the market for the first time in generations, a fabulous farmstead that has been totally renovated in recent years and now presents the new owner with a unique lifestyle opportunity.

The main house has been considerably extended and has huge living areas as well as 4 large double bedrooms. Attached is a spacious 4 bedroom house that has just completed a full renovation. The main house has a double car port, garden big enough for a swimming pool and tennis court plus a detached outbuilding suitable for conversion to a cottage. The adjoining 4 bed property has a newly constructed triple garage plus a further detached workshop.

Within the many acres of land there is a newly created dog hotel with state of the art facilities that way surpass any other similar businesses on the island. Adjacent is a recently built stable block with 6 boxes including a foaling box and 2 tack rooms. Grazing areas bordered by post and rail fences are ample to serve the stables.

A further poly tunnel worm farm provides covered storage and could possibly be converted for other uses.

Each facility has it's own driveway approach so could be run separately and not intrude on the houses.

Truly a "one off" opportunity for the new owner to live in luxury and explore new ventures.





Main House

Living

Entrance hall, live in kitchen, utility, boot room and storage. Very large reception rooms with the dining room having ample space for a full size snooker table.

Sleeping

4 double bedrooms with a wonderful main suite with walk in wardrobe and en suite. House bathroom in "Jack and Jill" style adjoining bedroom 2.

Adjoining House

Living

Lounge, dining room, cloakroom, live in kitchen, utility room.

Sleeping

4 double bedrooms with the main one en suite. House bathroom.

Detached cottage

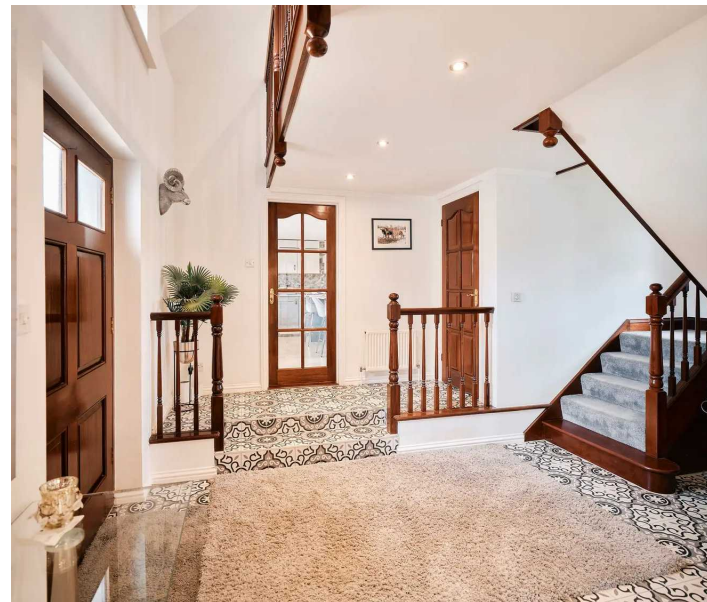
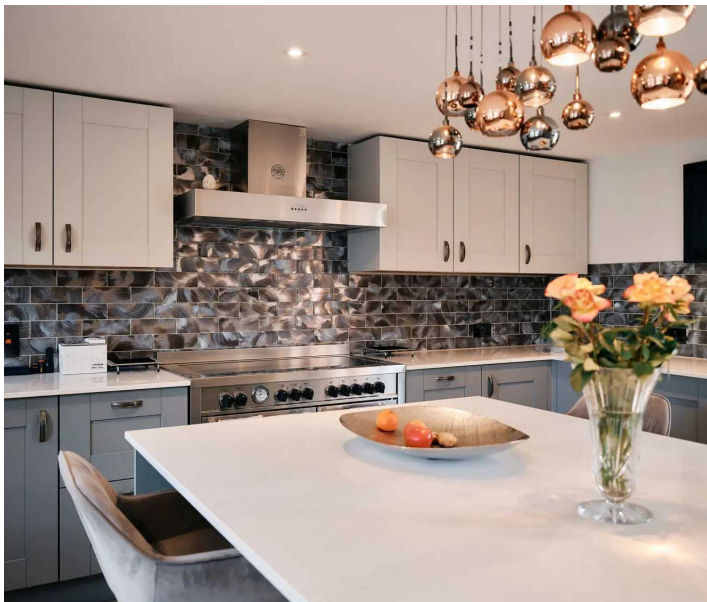
In need of renovation, a 2 storey building currently used as an office. Easy conversion to 2 bed house subject to planning.

Paw Seasons

A very large almost brand new facility with capacity bookings for the rest of the year. Figures are available on request. Amazing facility almost entirely powered by solar power.

Stables and grazing

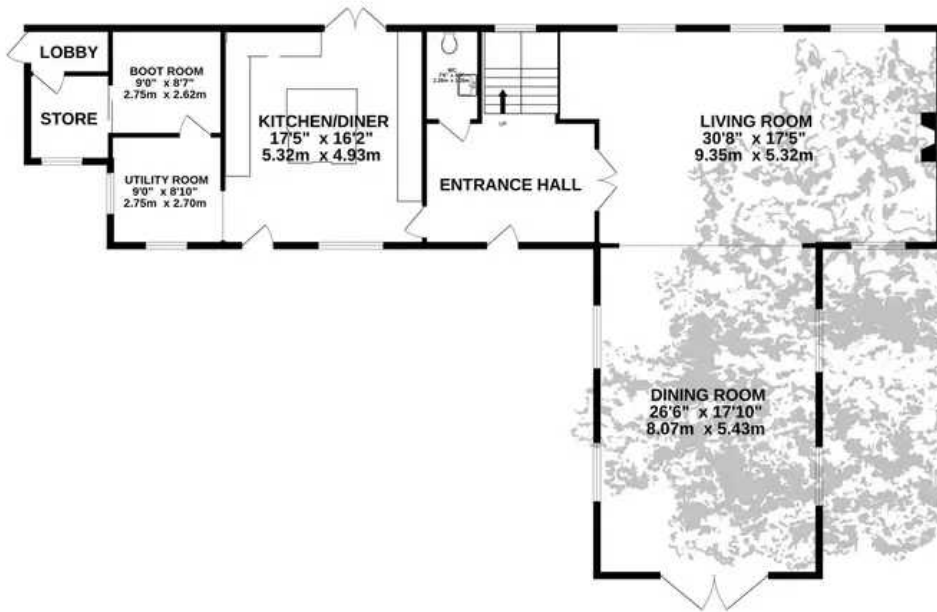
Newly constructed on concrete base with all mains on site. Stabling for 6 including a foaling size stable. 2 x tack rooms, massive hay store and on site kitchenette and W.C. Plenty of parking. 2 large fields with post and rail fencing. It would be easy to create more stabling if required.



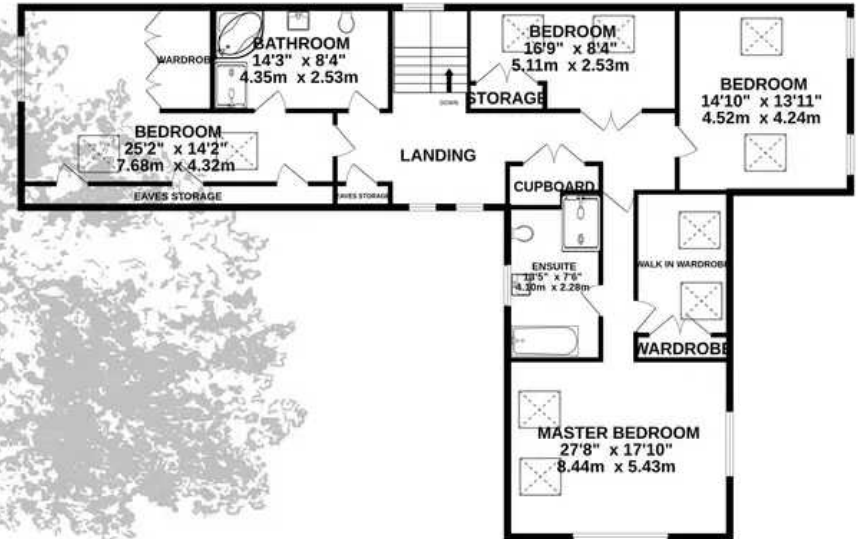




GROUND FLOOR
1697 sq.ft. (157.6 sq.m.) approx.



1ST FLOOR
1528 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA : 3225 sq.ft. (299.6 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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