



Noirmont Farm, La Rue Voisin, St. Brelade

BROADLANDS

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Noirmont Farm,, La Rue Voisin

St. Brelade, Jersey

Located above one of Jersey's most beautiful bays and literally a 5 minute walk to the beach plus only a 10 minute drive to the airport, shops, and St Aubins Harbour.

Incredibly convenient yet very private.

- Brand new modern home
- Built with sustainability at the forefront
- Incredible living spaces
- 5 Bedroom suites
- Stunning outlook from all rooms
- Perfect home for entertaining
- Natural Pond and surrounding grounds
- Driveway approach and ample parking
- Sole agent
- Contact Harry on 07797 751557 or harry@broadlandsjersey.com for more information



Noirmont Farm,, La Rue Voisin

St. Brelade, Jersey

Noirmont Farm is an exceptional 5 bedroom detached house, a brand new modern home designed with sustainability in mind. Impeccably constructed using natural materials throughout, this property seamlessly combines contemporary luxury with eco-friendly living.

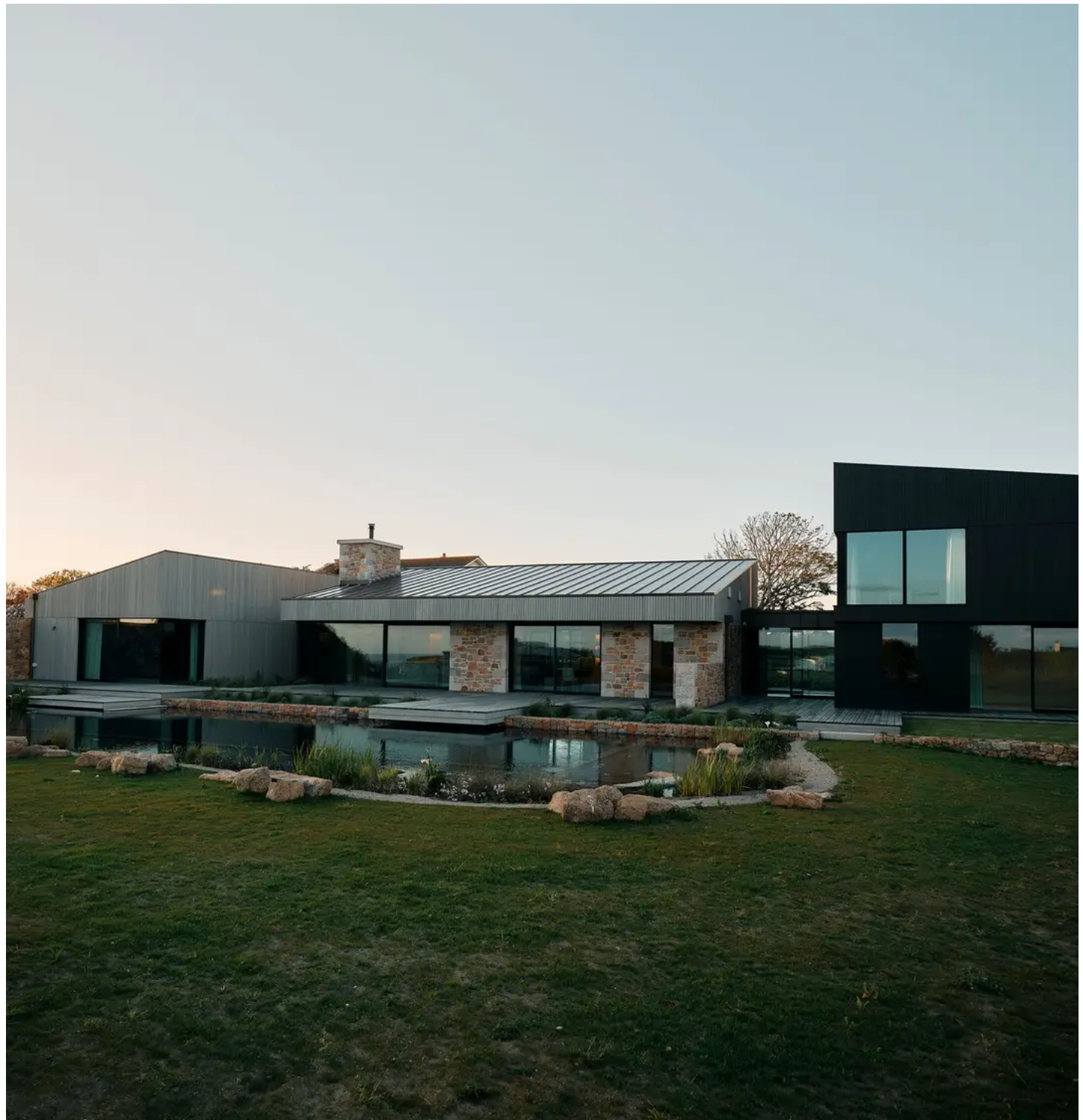
With incredible living spaces, thoughtfully designed to provide both comfort and functionality. The property boasts 5 generously sized bedroom suites, each offering privacy with a unique outlook.

Set within its own private land with a stunning outlook from every room. A beautiful natural pond sits at its forefront, creating a uniquely serene environment for this remarkable home. The perfect home for those seeking tranquility and privacy, while still being conveniently located within easy reach of amenities.

Designed with entertaining in mind, this property offers ample space for hosting guests, whether in the 60ft open-plan kitchen and living area, or the well apportioned 'snug' that also overlooks the pond.

Approach the property via a private driveway plus there is plenty of parking with a detached double garage and room for 8+ cars.

From its beautiful surroundings to its commitment to sustainability, this is a truly exceptional property that must be seen to be fully appreciated. Contact us today to arrange a viewing of this exquisite modern home.





Living

The property has an incredible 60ft living space which has been designed superbly giving you clear defined areas while merging all into one. Double height ceilings, fully equipped brand new kitchen, dining area and seating with a functioning wood burner. Access to the terrace and pond is easy through two sets of sliding doors. Additionally, there is a beautiful snug/cinema room. Again, with double doors out to the terrace, and also a study.

Sleeping

There are 5 bedroom suites. All ground floor bedrooms have doors outside with their own unique outlook and terracing, all are slightly different. The principal suite sits on the first floor and has excellent country and sea views. 3 Additional bedroom suites are in one wing and the 5th bedroom is on the other side of the property and can either be used as guest accommodation, or a gym.

Outside

The home has extensive decking surrounding the property and a stunning natural pond. The property owns the field to the rear and the fields on the right of the driveway providing excellent privacy.

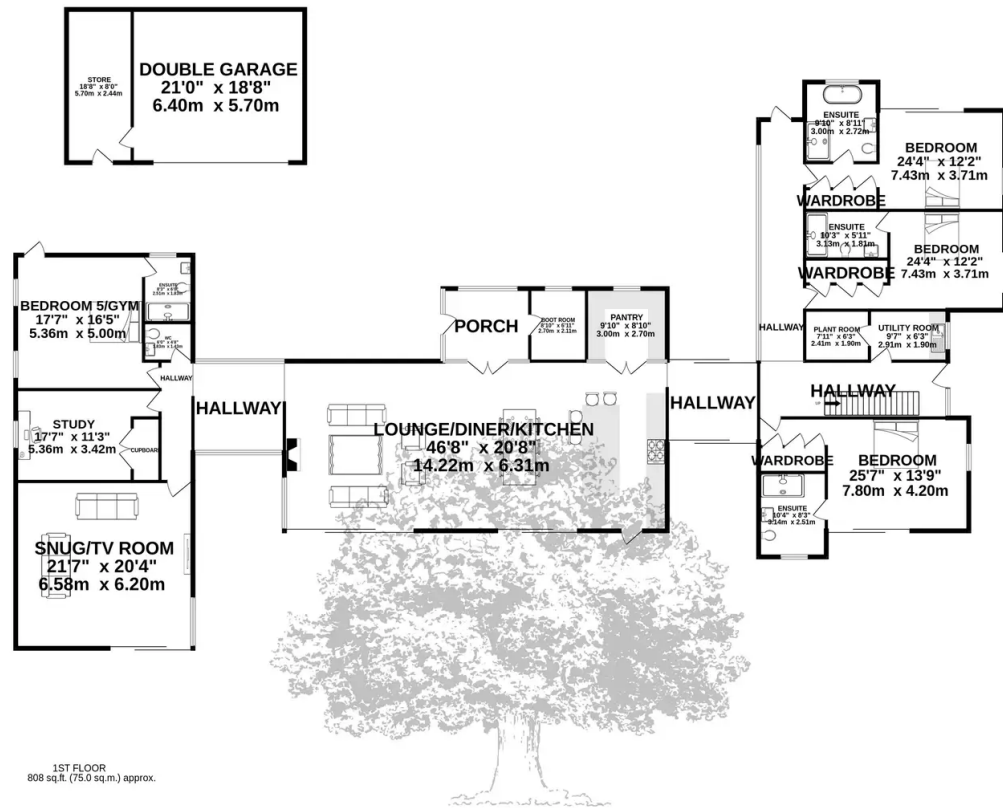
Services

Fully electric, with solar and air source heat pump. Underfloor heating throughout. Air filtration system. Lutron lighting. Integrated speaker system. The property is one of the most economic homes in Jersey. Full breakdown available on request.

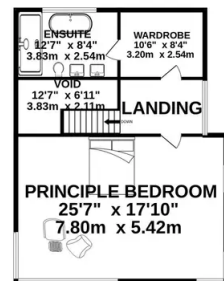




GROUND FLOOR
4448 sq.ft. (413.3 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 5256 sq.ft. (488.3 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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