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**Beau Coin, Le Mont Au Roux, St. Brelade**  
**£1,495,000**

**BROADLANDS**  
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# Beau Coin, Le Mont Au Roux

St. Brelade, Jersey

- Substantial estate in need of renovation
- 4 bed 2 bath main house
- Separate detached cottage with new roof
- Detached garage block with 2 workshops/stores
- Extensive gardens front and rear
- Large adjoining agricultural field
- Sole agent
- Please contact Nigel on 07797718233 / [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



# Beau Coin, Le Mont Au Roux

St. Brelade, Jersey

On the market for the first time in many decades and in need of renovation. The property is approached via a private, soon to be renewed driveway, leading to an extensive parking area with detached modern built garage and workshop block.

The main house is brick built with 4 bedrooms and 2 bathrooms at first floor level and 3 receptions plus kitchen and utility on the ground floor. Adjacent to the main house is a large cottage with accommodation at ground floor level. The newly recovered roof space is enormous and lends itself to conversion to at least four bedrooms plus bathrooms. We believe it may be possible (subject to the relevant planning permissions) to create a second driveway although any prospective purchaser will need to do their own research. It is obvious that the cottage was once habitable.

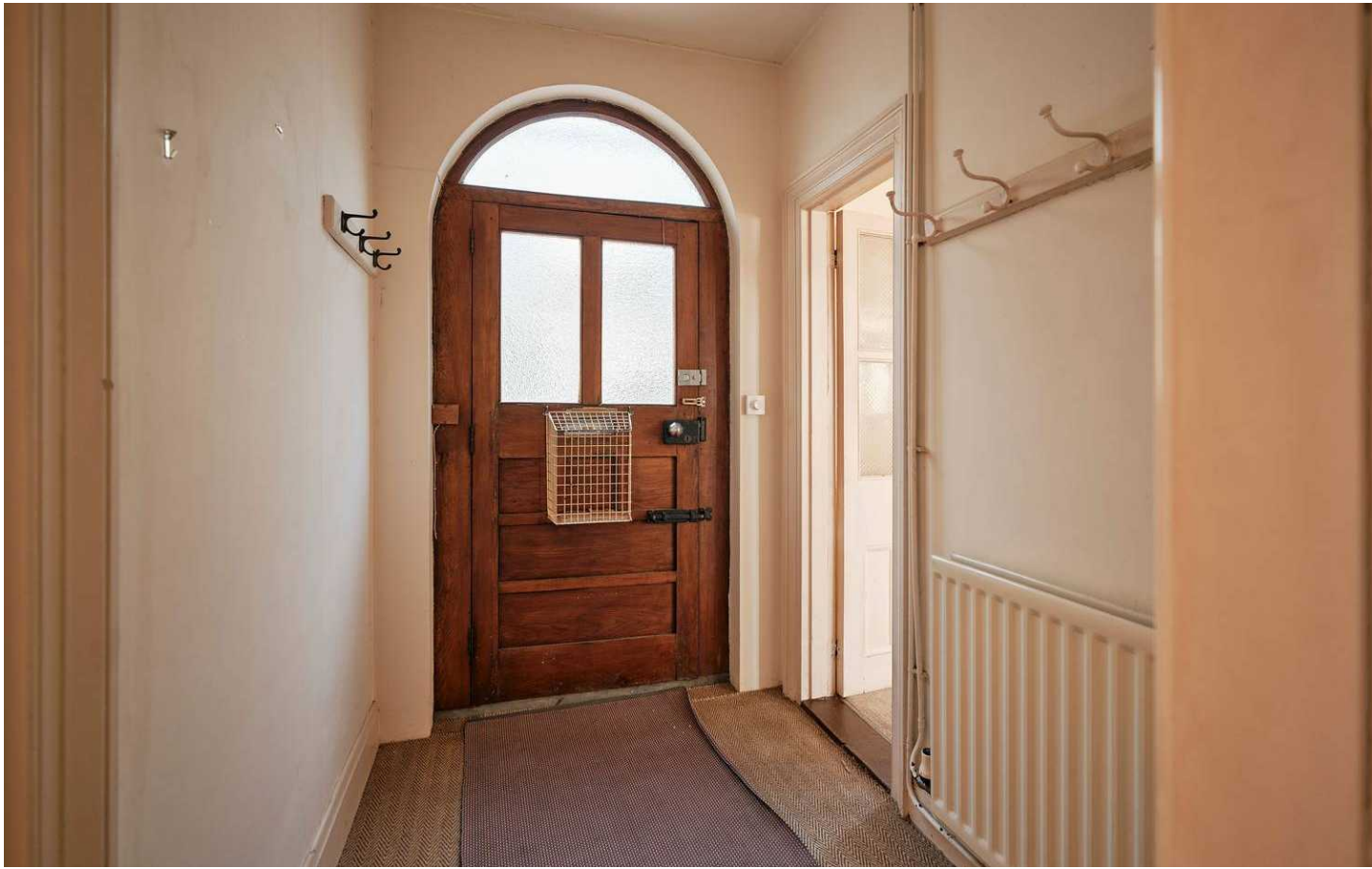
As well as having gardens to the front of both buildings there is a further lawned area to the rear. Through an arch in the hedge takes you to the field, which was previously cultivated by the now closed down farm shop owners nearby.

The initial driveway leads to two other substantial properties that are both in the process of being renovated / built. Once completed, the developers will undertake to re lay the driveway.

With mains services on site, including gas, there are endless opportunities here to redevelop. We are not aware of any listings on the current buildings.

Keys are held to view with the owner's sole selling agent Broadlands.





## MAIN HOUSE

### Living

Entrance hall, dining room, snug, kitchen, cloakroom, utility, snug, lean to conservatory and lounge on ground floor.

### Sleeping

4 bedrooms and 2 house bathrooms on first floor and hatch with extendable ladder to large loft.

## COTTAGE

### Living / Sleeping

Numerous rooms to ground floor plus integral garage. Attic full height and approximately 16 feet high in centre.

### GARAGE BLOCK

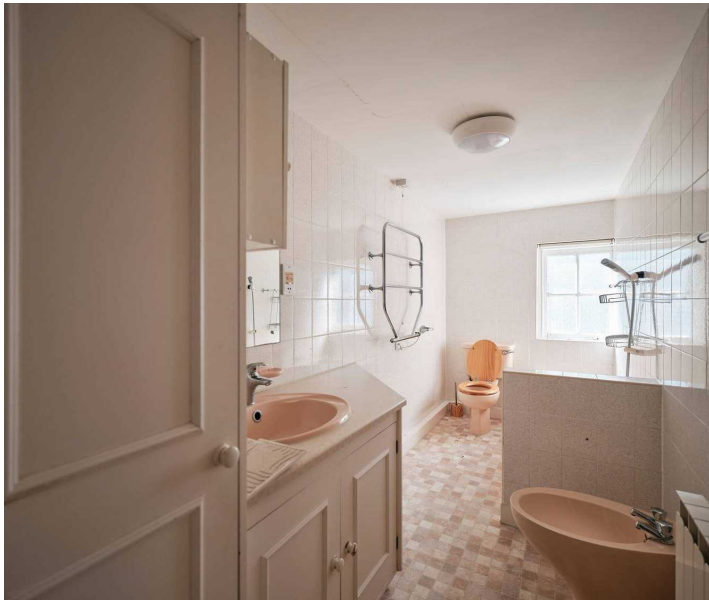
A modern detached building comprising oversized single garage with integral workshop / store. Further adjoining workshop / store.

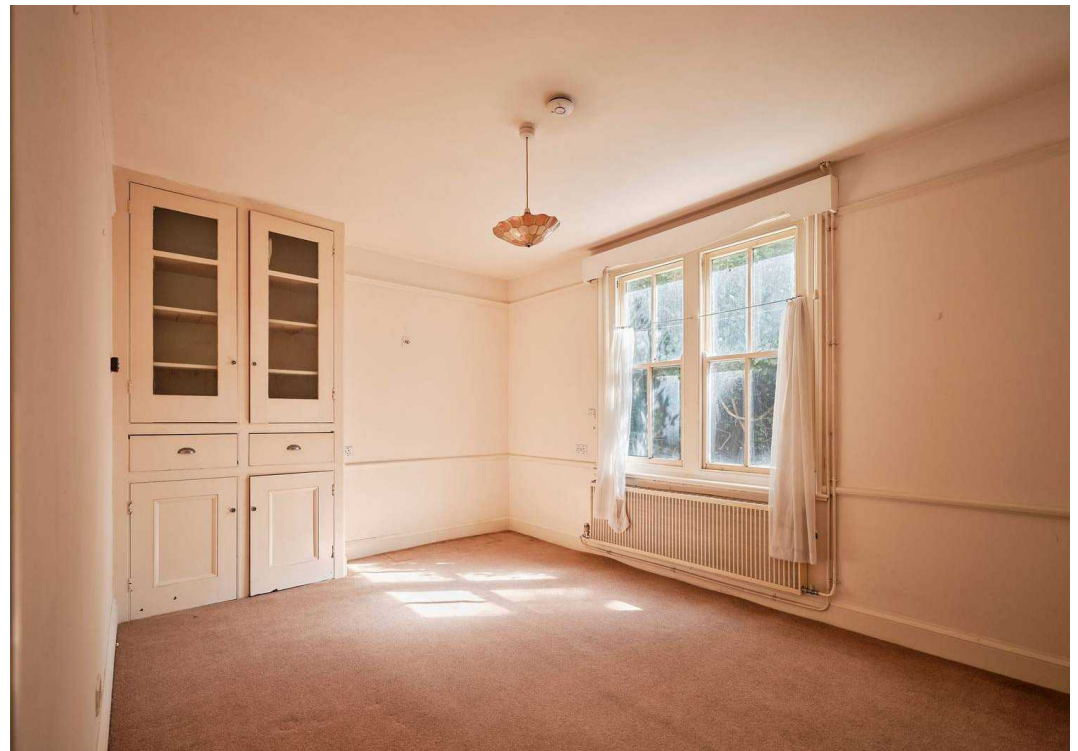
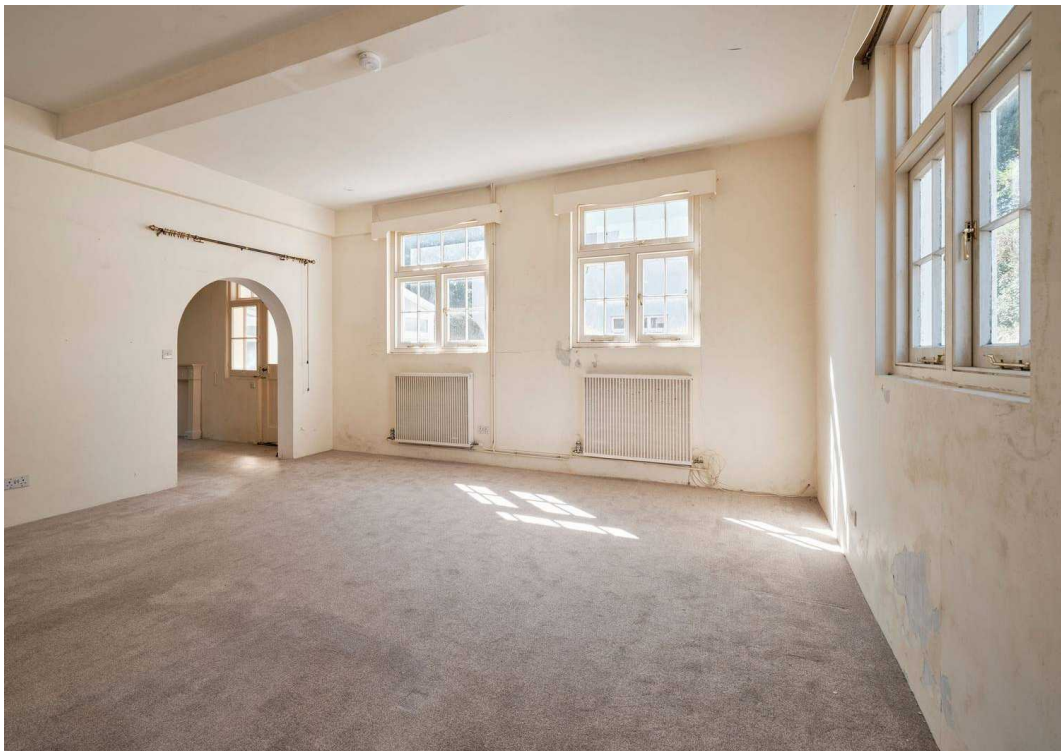
### Services

All mains, house mostly double glazed. Cottage has mains services.

### Outside

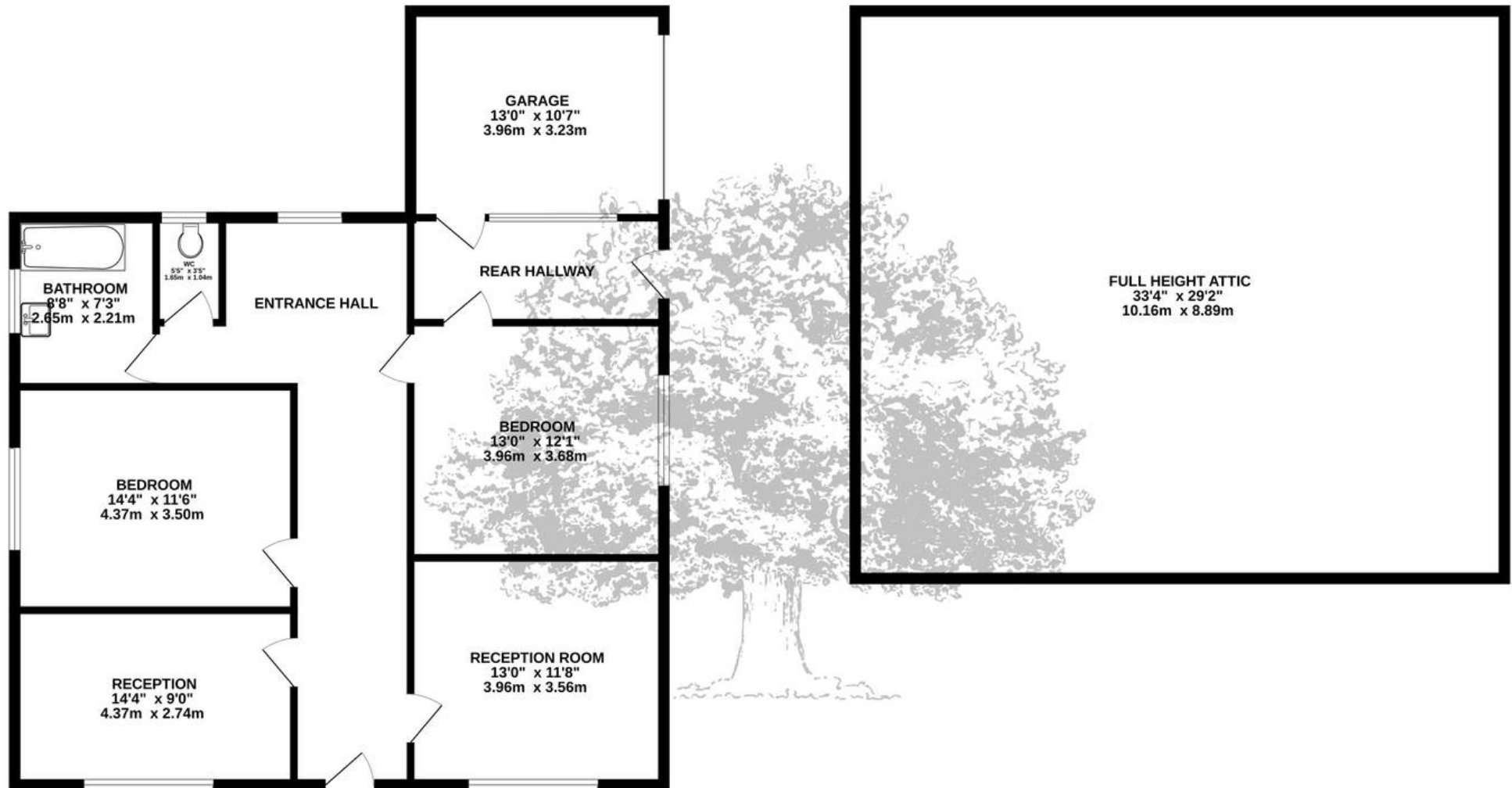
Extensive gardens with agricultural field. Detached oversized single garage. Integral garage to cottage.





GROUND FLOOR  
1110 sq.ft. (103.2 sq.m.) approx.

1ST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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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