



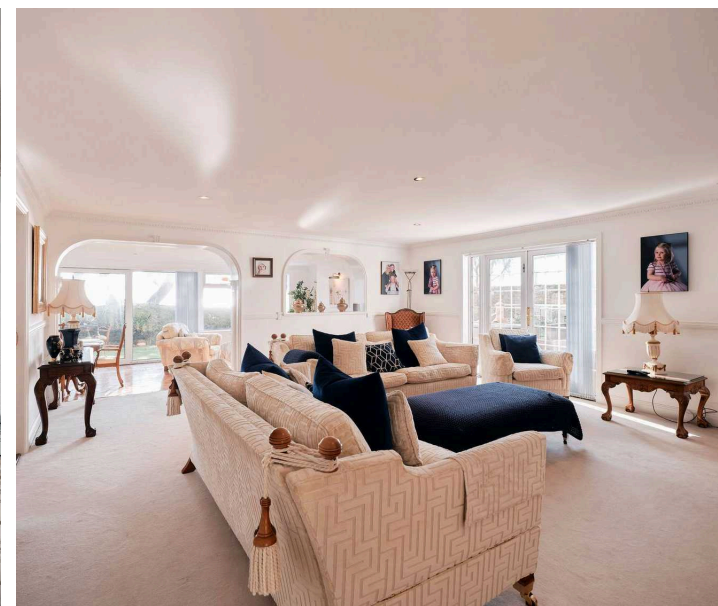
Tower House, La Rue Du Hocq, St. Clement
£2,850,000

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Tower House, La Rue Du Hocq

St. Clement, Jersey

- Substantial coastal villa
- Additional detached cottage
- Fabulous sea views
- 5 bed main house or 4 bed with integral cottage
- Sun terraces and garden
- Moments from the beach
- Convenient location
- Please contact Nigel on 07797 718233 or nigel@broadlandsjersey.com



Tower House, La Rue Du Hocq

St. Clement, Jersey

With over 5000 square feet of accommodation, this is a whole lot of house. Currently configured as a 4 bed house with 2 separate one bedroom units it could be ideal as a 2/3 generation or to provide a rental income. Located just a few steps from the beach at Le Hocq and on the efficient number 1 bus route.

The current owners have meticulously maintained and all is in excellent tip top condition. All rooms are light and bright with a Mediterranean villa feel throughout. All the main living areas benefit from the sea views and access on to sun terraces. The emphasis is on open plan living but there are enough reception rooms for the largest of families.

The detached cottage was created from the former garage and gym and has been insulated to an exceptionally high level. This could be ideal for a relative or perhaps Air B & B. It has it's own parking and outside area plus plenty of public parking very close by.

An exceptional home in a super convenient location.





MAIN HOUSE

Living

Plenty of living room on the ground floor with fully fitted dine in kitchen and AGA. Very good size main lounge with snug and separate study. A connecting door from the entrance hall leads in to the East wing of the house which is currently configured as a very large 1 bed unit.

Sleeping

4 very large bedrooms in the main body of the house with an exceptional main suite with dressing room plus sun terrace. 2 of the other bedrooms have their own dressing rooms with the 4th bedroom still a large double.

COTTAGE

The detached cottage was created from the former garage and gym and has been insulated to an exceptionally high level. It has it's own parking and outside area.

Living

Entrance hall with cloaks cupboard. Very good size open plan living / dining / kitchen with breakfast bar. Door to private patio and fully glazed doors to 2 sides.

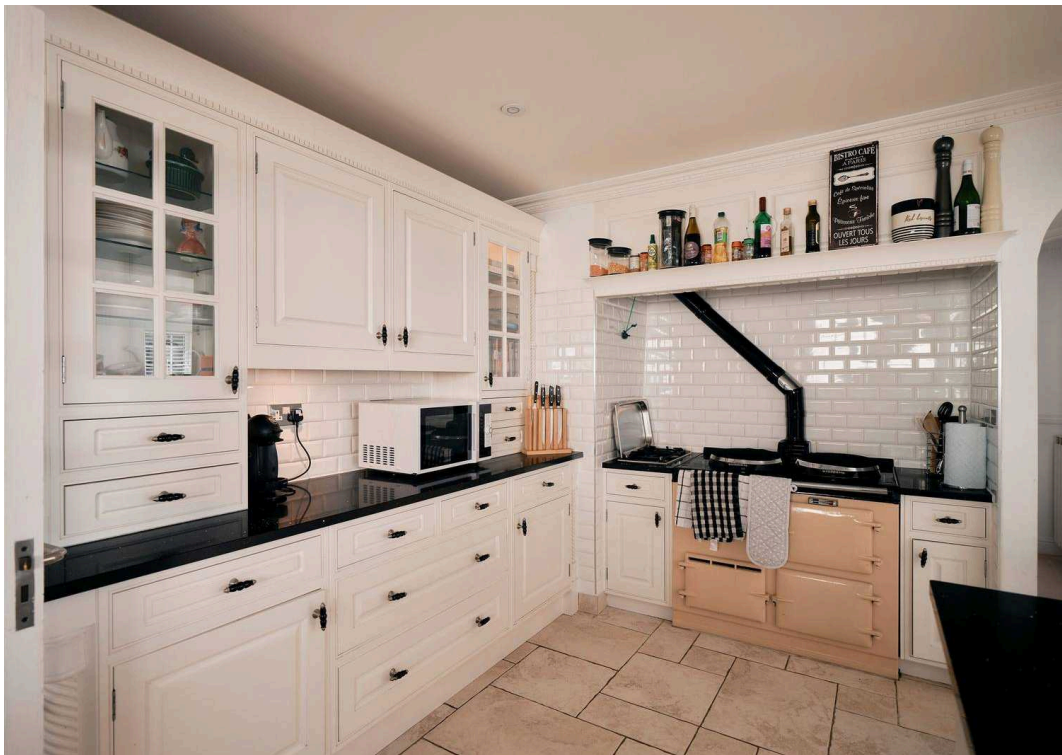
Sleeping

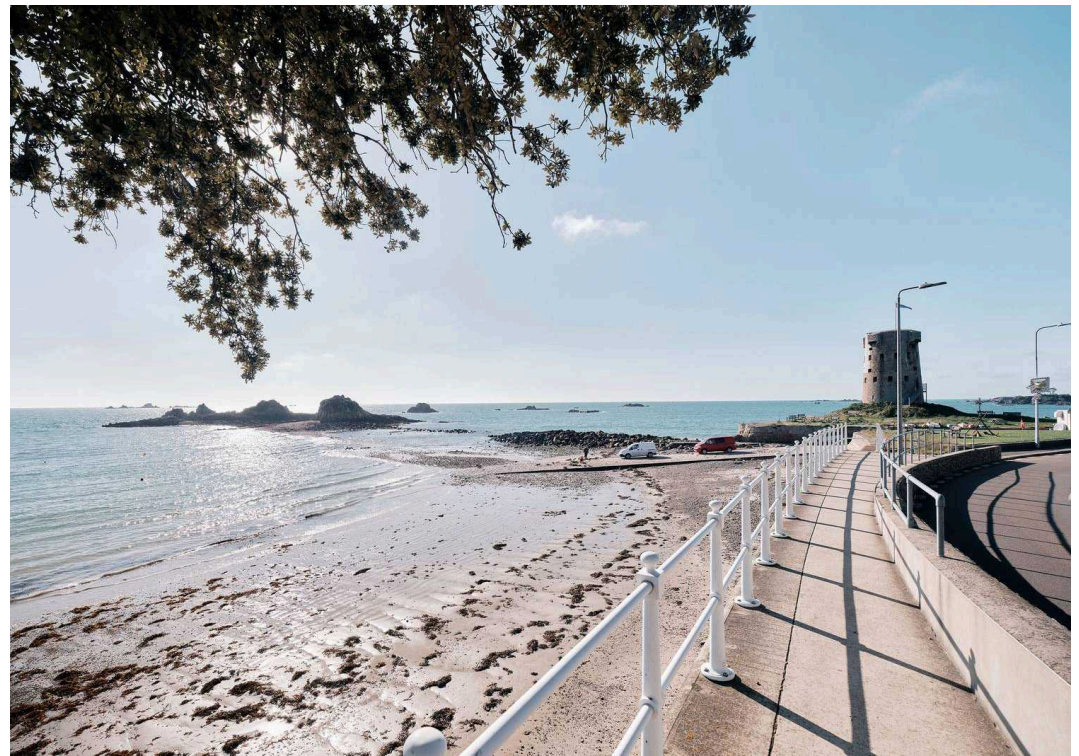
Spacious double bedroom plus house bathroom.

Services

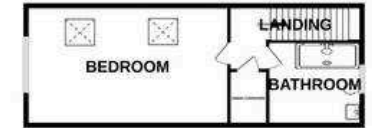
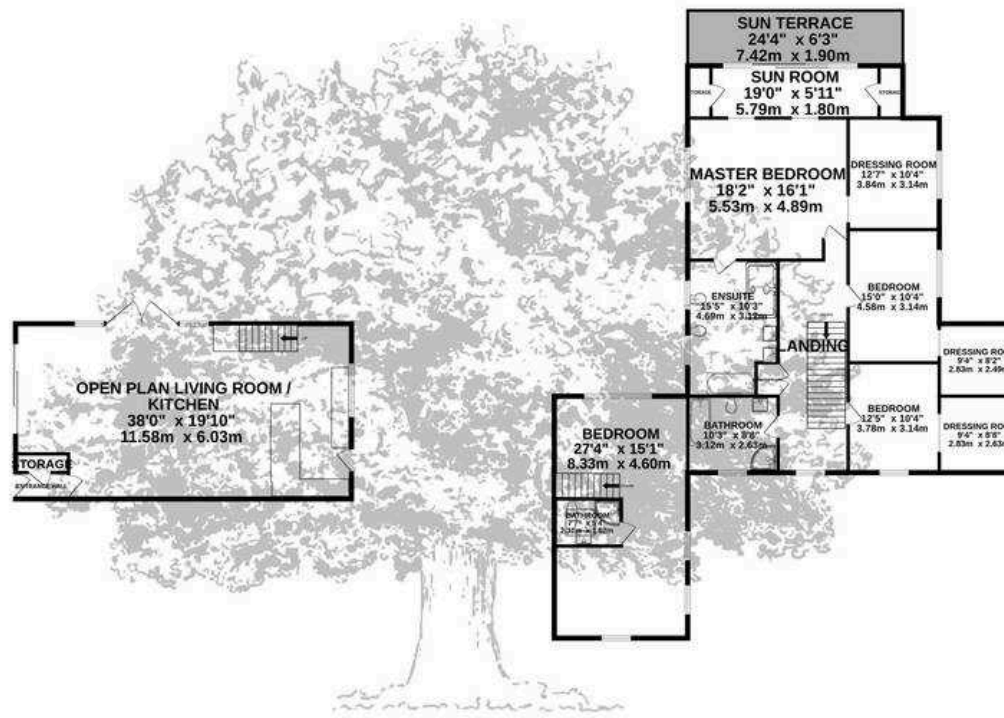
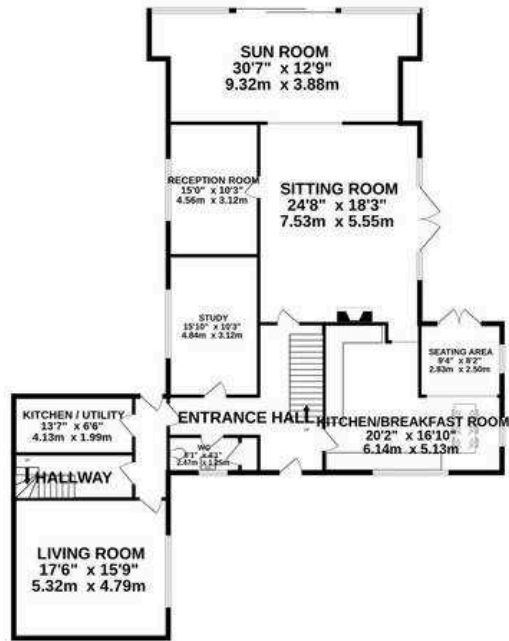
All mains (no gas) Oil fired heating to main house and electric to cottage.







GROUND FLOOR
2860 sq.ft. (265.7 sq.m.) approx.



TOTAL FLOOR AREA : 5225 sq.ft. (485.4 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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