



La Ville Au Bas, La Rue De La Ville Au Bas, St. Lawrence

In Excess of **£4,500,000**

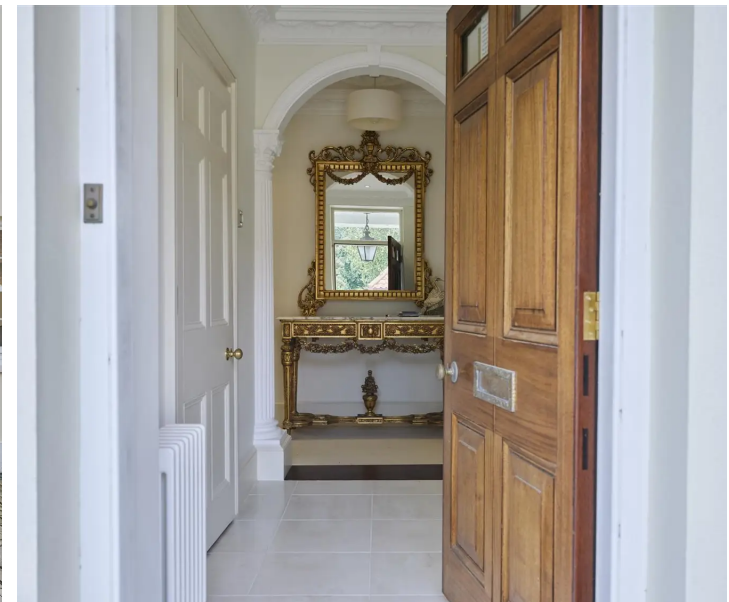
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La Ville Au Bas, La Rue De La Ville Au Bas

St. Lawrence, Jersey

- Sole agent - Call Don on 07829 917172 or Andrew on 07797 814422
- Generous accommodation over 6,400 sq ft
- 5 Bedrooms 5 bathrooms (3 ensuite)
- Lovely south facing garden
- Designed and finished by top local builder
- 7 Reception rooms
- Magnificent country residence
- Garaging for 8 cars & parking for 10+
- Great mix of character and contemporary living
- Swimming pool, games room & separate gym



La Ville Au Bas, La Rue De La Ville Au Bas

St. Lawrence, Jersey

An exceptional country residence set in a peaceful location not far from St Peters Valley. Meticulously designed, the property offers a wonderful mix of classical styling and modern bespoke features. The versatile accommodation is of generous proportions with over 6,450 square feet of living space all finished to a very high standard. Built approximately 19 years ago by a renowned local builder for his family's personal use, the accommodation comprises 21 foot living room, a further 27 foot sitting room, orangery, large eat-in kitchen/breakfast room, utility, study, conservatory, five double bedrooms - three ensuite - two further bath/shower rooms, cloakroom, den, games room and gym. To the south is a manicured landscaped garden and large terrace providing superb entertaining areas around the heated swimming pool. An orchard to the front contains approximately 30 established fruit trees including pear, apple and plum, and to the rear a large field is currently let to a local farmer. Garaging is more than adequate for the car collector with eight vehicles plus plenty of further external parking.

Property Overview -





Living

The ground floor is linked by an impressive hallway with doors to the main reception rooms. A spacious living room to the east with feature centre fireplace opens into a splendid orangery with double doors to the south facing garden.

Sleeping

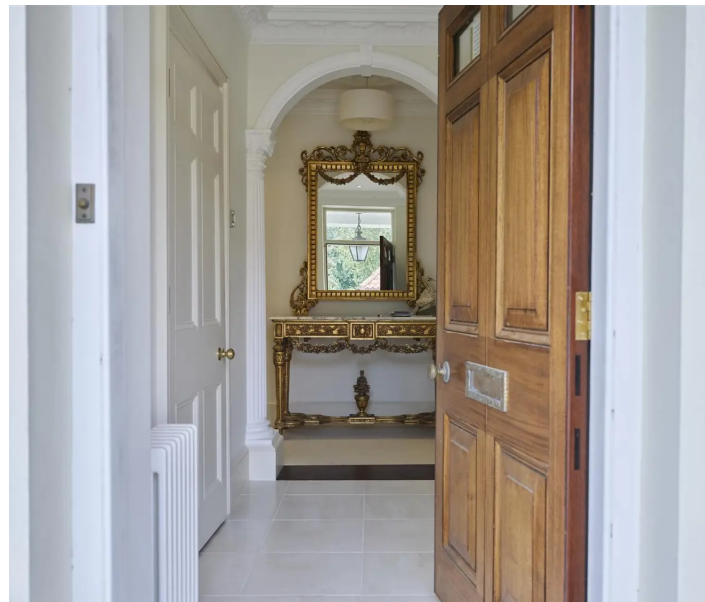
Three very spacious and well appointed bedroom suites located to the 1st floor, one with it's own balcony over the pool area, and all with 4 piece bathroom suites and custom fitted wardrobes / furniture. Further two double bedrooms to the 2nd floor, each with exposed beams and their own large walk-in wardrobes plus another bathroom with 4 piece suite.

Outside

Lovely landscaped garden laid to lawn with various plant beds leading to pool area and surrounding patio. Separate gym to one side of heated pool. Front courtyard with garaging for 8 cars plus parking for 10+ vehicles. Separate orchard with approximately 30 established fruit trees including pear, apple and plum to one side of drive. Further land to the east includes a large agricultural field currently let to a farmer.

Services

All mains (excluding gas). Oil fired central heating. Automatic irrigation system for garden. Built in Electrolux Beam vac system throughout. Electric gates to driveway and electric garage door to integral garage.





UNDER DEVELOPMENT FLOOR
 200' x 10' (200' x 10' m.) approx.



LANDING FLOOR
 100' x 10' (100' x 10' m.) approx.



1ST FLOOR
 200' x 10' (200' x 10' m.) approx.



2ND FLOOR
 170' x 10' (170' x 10' m.) approx.



TOTAL FLOOR AREA : 6458 sq.ft. (600.0 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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