



La Chasse La Rue De L'Etocquet, St. John
£6,950,000

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La Chasse La Rue De L'Etocquet

St. John, Jersey

- Substantial private estate
- Gated driveway approach
- Peaceful North coast location
- Totally private
- 5 Bedrooms 4 receptions
- Guest apartment plus 2 bed cottage
- Around 22 verges of land
- Pool, stables and grazing paddocks
- Contact Nigel 07797718233 / nigel@broadlandsjersey.com



La Chasse La Rue De L'Etocquet

St. John, Jersey

In the heart of the St John countryside and just a few minutes walk from the picturesque North coast is this beautifully presented and extremely well maintained country estate. The property is, in total, some 22 verges of fields and garden with the majority being geared around equine use. The detached stable block includes 6 boxes and tack room with 2 of the boxes being oversized.

Approached via a gated private driveway from a little used country lane, this delightful home has complete privacy and tranquility.

The accommodation is adequate for the largest of families with the main house having five bedrooms. In addition is a two bedroom staff/guest flat and also a two bedroom self contained cottage. All has ample garaging and parking. Gardens are, again, totally private and the South facing patio and pool area is a total suntrap in the summer. Perfect for barbecues and entertaining.

The location is around a 15 minute drive to Jersey airport and the same to the centre of St Helier. A very characterful child friendly pub is a short stroll down the green lanes.

Unusually the whole property was conveyed in to a limited liability company some time ago which means that the equine permissions on the surrounding fields are guaranteed to remain in perpetuity. The clean company can be purchased by way of share transfer assuring privacy and confidentiality for the new owner.





Main House

Living

Beautiful entrance hall with sweeping staircase to galleried landing. Christians kitchen/breakfast room and lounge beyond with fireplace and Smallbone fitted furniture. 3 further reception rooms including formal dining room and study. Utility room and plenty of storage.

Sleeping

5 double bedrooms (2 en suite) and house bathroom. Main suite has fitted Smallbone wardrobes and access to balcony overlooking garden.

Flat

Living

Own entrance. Open plan kitchen/living with further reception room.

Sleeping

2 bedrooms plus bathroom.

Cottage

Living

Kitchen/breakfast room plus living room.

Sleeping

2 bedrooms plus house shower room.

Detached store

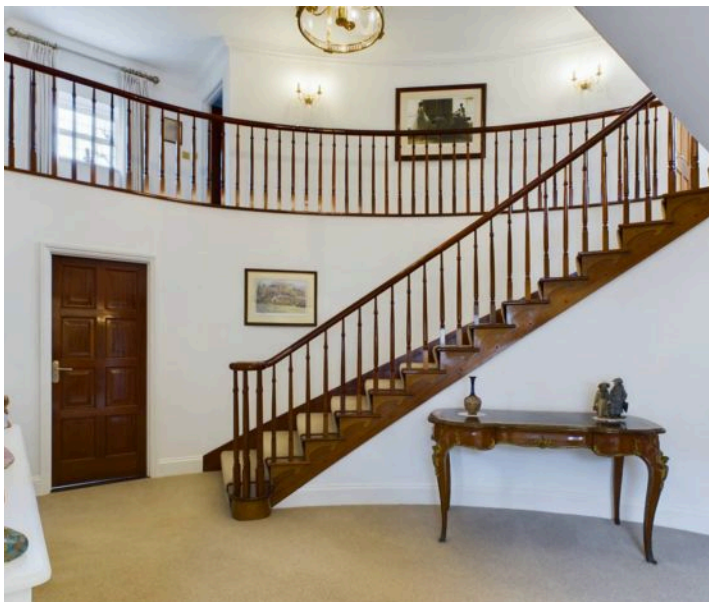
Very useful granite built store with 2 separate parts.

Stables

Detached block with 6 stables, 2 of which are oversized, plus tack room. Electricity and water.

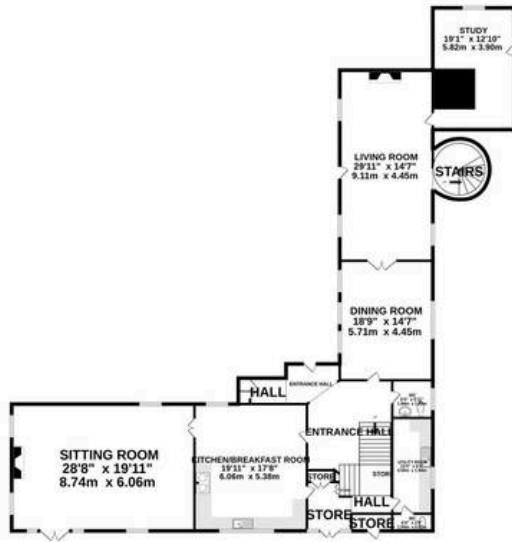
Services

3-phase electricity. Mains water. Soakaway septic tank. Bore hole water supply for external hose pipes and to the stables.

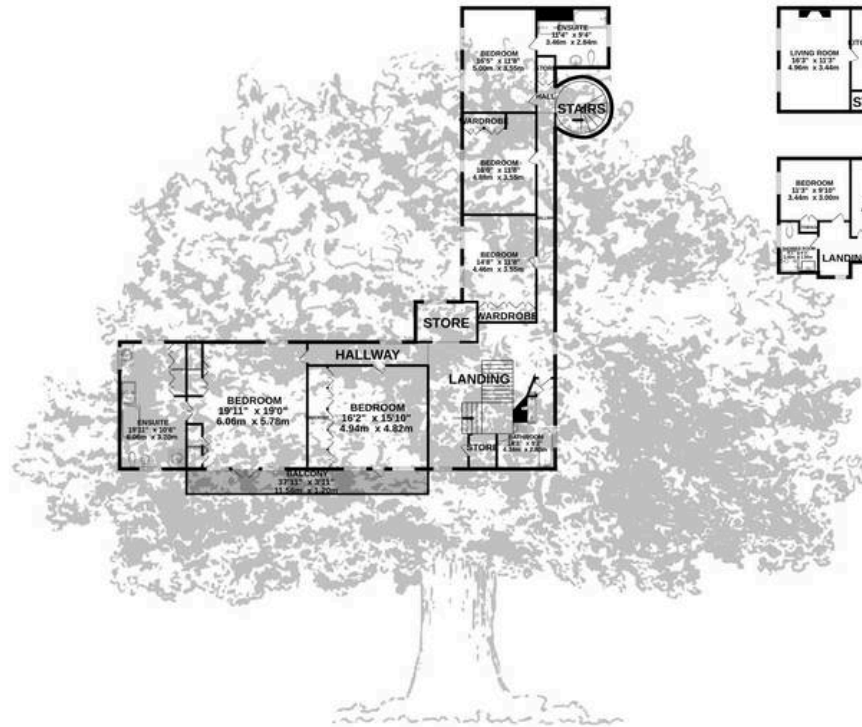




GROUND FLOOR
2420 sq.ft. (224.8 sq.m.) approx.



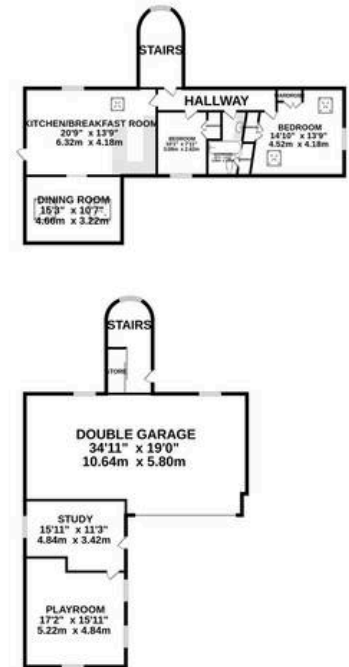
1ST FLOOR
2300 sq.ft. (213.7 sq.m.) approx.



FRENCHMEN'S COTTAGE
878 sq.ft. (81.0 sq.m.) approx.



GARAGING & LA TOURELLE
2078 sq.ft. (193.1 sq.m.) approx.



TOTAL FLOOR AREA : 7676 sq.ft. (713.1 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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