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Fisherman's Farm House Le Mont Sohier, St. Brelade
£1,849,000

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Fisherman's Farm House Le Mont Sohier

St. Brelade, Jersey

- Completely renovated traditional 3 bedroom, 3 bathroom, granite home
- 2 Reception rooms and eat in kitchen diner
- Beautiful vaulted ceiling in master bedroom with ensuite
- Private, South facing long garden with mature planting
- Set back from road with gated entrance
- Envious location in St Brelades Bay
- Across the road to beach w private footpath access
- Sole agency/ Charlie@broadlandsjersey.com/07700 348 421



Fisherman's Farm House Le Mont Sohier

St. Brelade, Jersey

A rare opportunity to own a generous, traditional, three bedroom, three bathroom granite home in the heart of sought-after St Brelade's Bay. Set back down a quiet private lane with it's own gated entrance, the property opens into two welcoming reception rooms and an inviting eat-in kitchen diner that forms the warm centre of the house. A fitted utility room and WC come off the rear of the kitchen, with a back door and rear stairs to a sun terrace.

A traditional granite sweeping staircase takes you up to the first floor bedrooms, the principal bedroom rises into a graceful vaulted ceiling that gives the space a quietly luxurious sense of volume, with ensuite shower room and lovely south facing views across your garden. A second large double bedroom with house bathroom and a top floor third bedroom ensuite complete the home.

The south-facing garden stretches long and green, with a large paved alfresco entertaining area, both catching the day's light from breakfast to dusk.

Completely refitted in 2013 and moments from one of Jersey's most coveted beaches, this home places you directly across the road from the golden sweep of St Brelade's Bay. A standout property in an exceptional location, ready to offer its next owner an enviable coastal lifestyle.





Living

The ground floor comprises a large eat in kitchen, a central reception room with feature granite fireplace and a further separate living room all with period character. There is a separate utility and WC off the kitchen to the rear of the house. Window shutters throughout.

Sleeping

A traditional large granite staircase curls up towards the first floor bedrooms. First floor features the large premiere double bedroom with special vaulted ceiling detail, feature fireplace details, south views over the garden and ensuite shower room. You will also find a second large double bedroom and house bathroom. The third bedroom ensuite is on the top floor with generous landing and wonderful light.

Outside

Gated entrance with a long sweeping south facing front lawn offers a green visual outlook from all rooms of the house. Alfresco dining and entertaining area to front of house, partly paved and partly gravel. An outbuilding attached to LHS of house acts in replace of garage for storage.

Services

Wet electric underfloor heating to ground floor. Electric underfloor heating to all bathrooms upstairs with wall mounted wet radiators to the other rooms upstairs. Original granite cottage is Grade 2 listed. Completely gutted and renovated in 2013. Rangemaster in kitchen is electric. Deeds offer access via private footpath across road to beach.







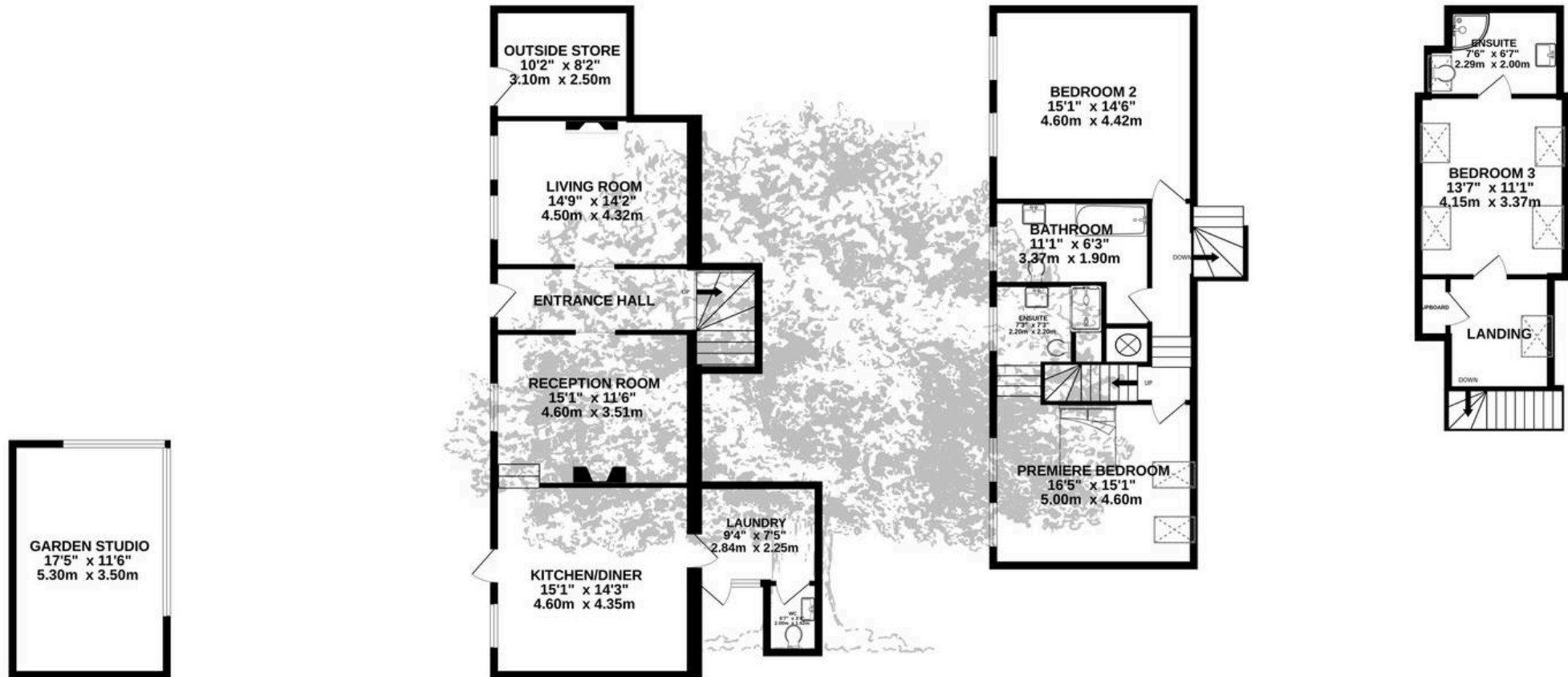




GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.

2ND FLOOR
311 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 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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