



## Bushy Farm La Ruelle Vauclose, St. Helier

Asking £1,695,000

# BROADLANDS

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## Bushy Farm, La Ruelle Vaucluse, St. Helier

- Renovation project
- Idyllic rural setting
- Three receptions, three beds and two bathrooms in main house
- Part upstairs configured as separate one bedroom flat
- Sweeping views over the surrounding countryside and valley
- Sunny south facing garden
- Multiple vehicle garaging
- Plenty of space for courtyard parking
- Loads of potential
- Includes surrounding fields totalling 12.25 verges
- No onward chain
- Site of special interest
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## Bushy Farm, La Ruelle Vaucluse, St. Helier

An impressive, historic Jersey farm in need of renovation, occupying a commanding position, with sweeping views over the surrounding countryside and valley below.

Located on a quiet lane well away from the hustle and bustle - and listed as a site of special interest - the main building accommodation is on two levels and currently split into two units being the main house and a smaller one bedroom self-contained flat.

The main house comprises hallway, sitting room, living room, dining room, kitchen, scullery, study, plant room and cloakroom downstairs, plus three double bedrooms, dressing room and two bathrooms - one ensuite - upstairs.

Doors from two of the three reception rooms open out to a sunny, south facing garden with only fields as neighbours!

The flat is currently accessed via external stairs and consists of an entrance hall, living room, kitchen, double bedroom, bathroom and WC.

Facing the main building is a large outhouse currently used for multi-car garaging downstairs and storage upstairs. A separate single garage is to one side and a further outbuilding previously used to house farm animals is also located within the courtyard.

Two adjoining fields totalling 12.25 vergées are let to the Jersey Royal Company. The property owns most of the woodland to the east.





## MAIN HOUSE

### Living

Three spacious reception rooms - one with parquet flooring - two with doors to the enclosed south facing garden. Kitchen leading to scullery - with impressive original stone flooring - and plant room.

### Sleeping

Three double bedrooms - one ensuite - and separate house bathroom.

## FLAT

### Living and Sleeping

Living room, kitchen, bedroom, bathroom and WC.

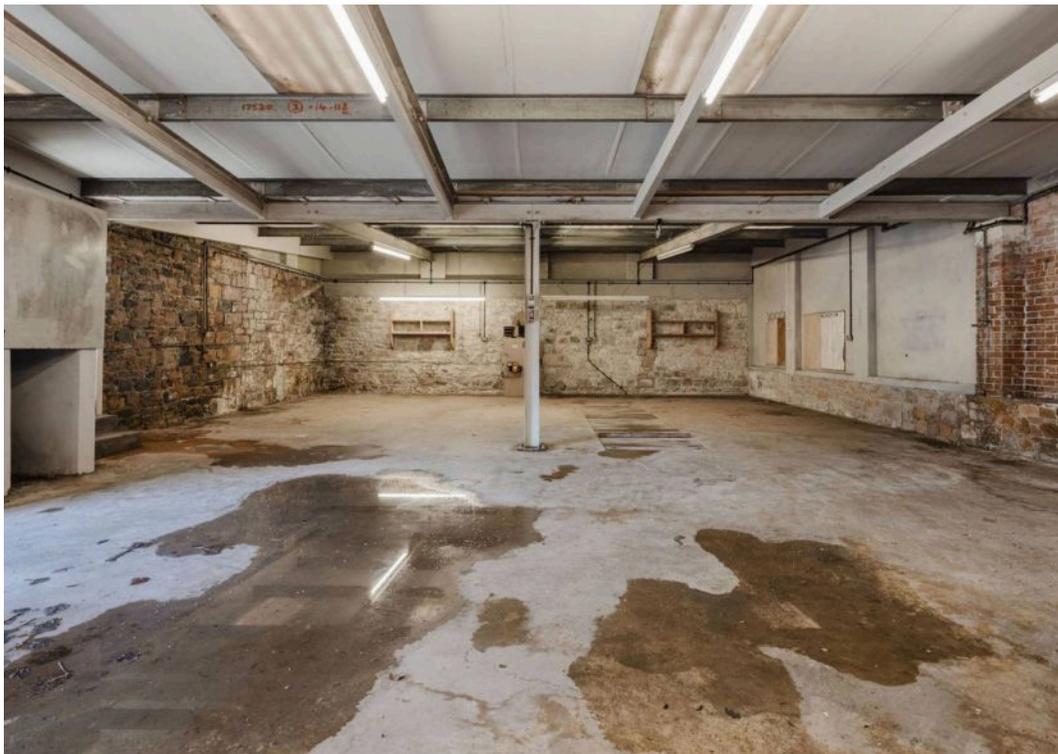
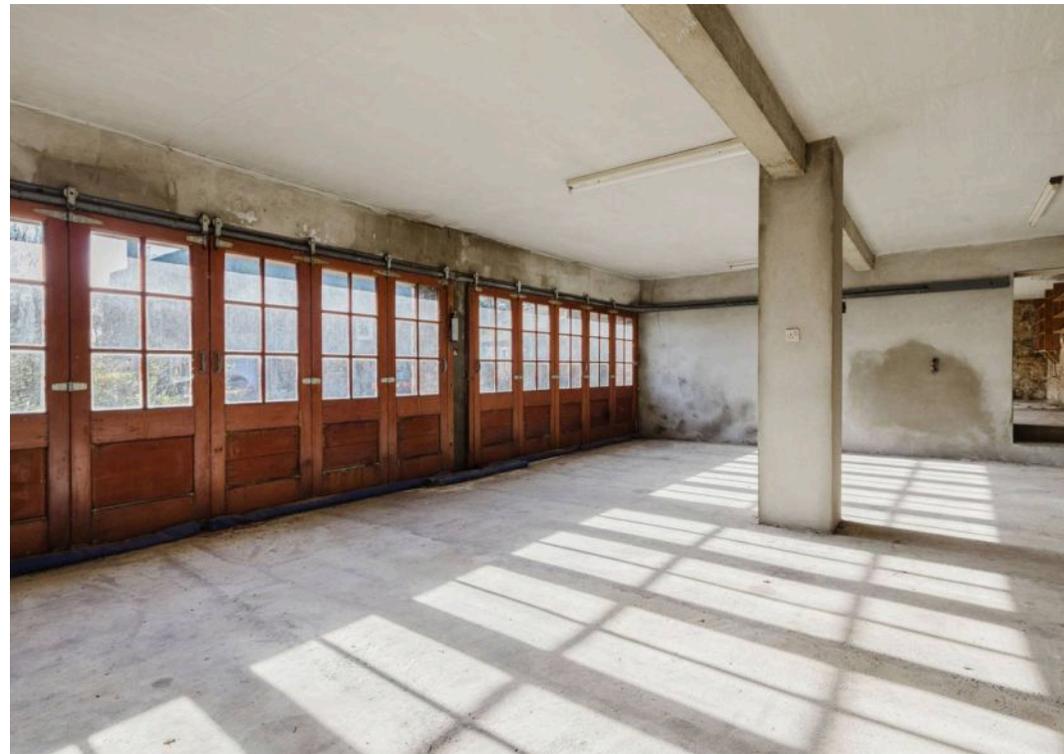
### Outside

The property is surrounded on three sides by owned land. A sunny garden - mostly laid to lawn - to the south, woodland to the east and small field to the north. One outbuilding has been converted to garaging for multiple vehicles and a second offers a variety of uses. Two adjoining fields totalling 12.25 verges are let to the Jersey Royal Company. The property owns most of the woodland to the east.

### Services

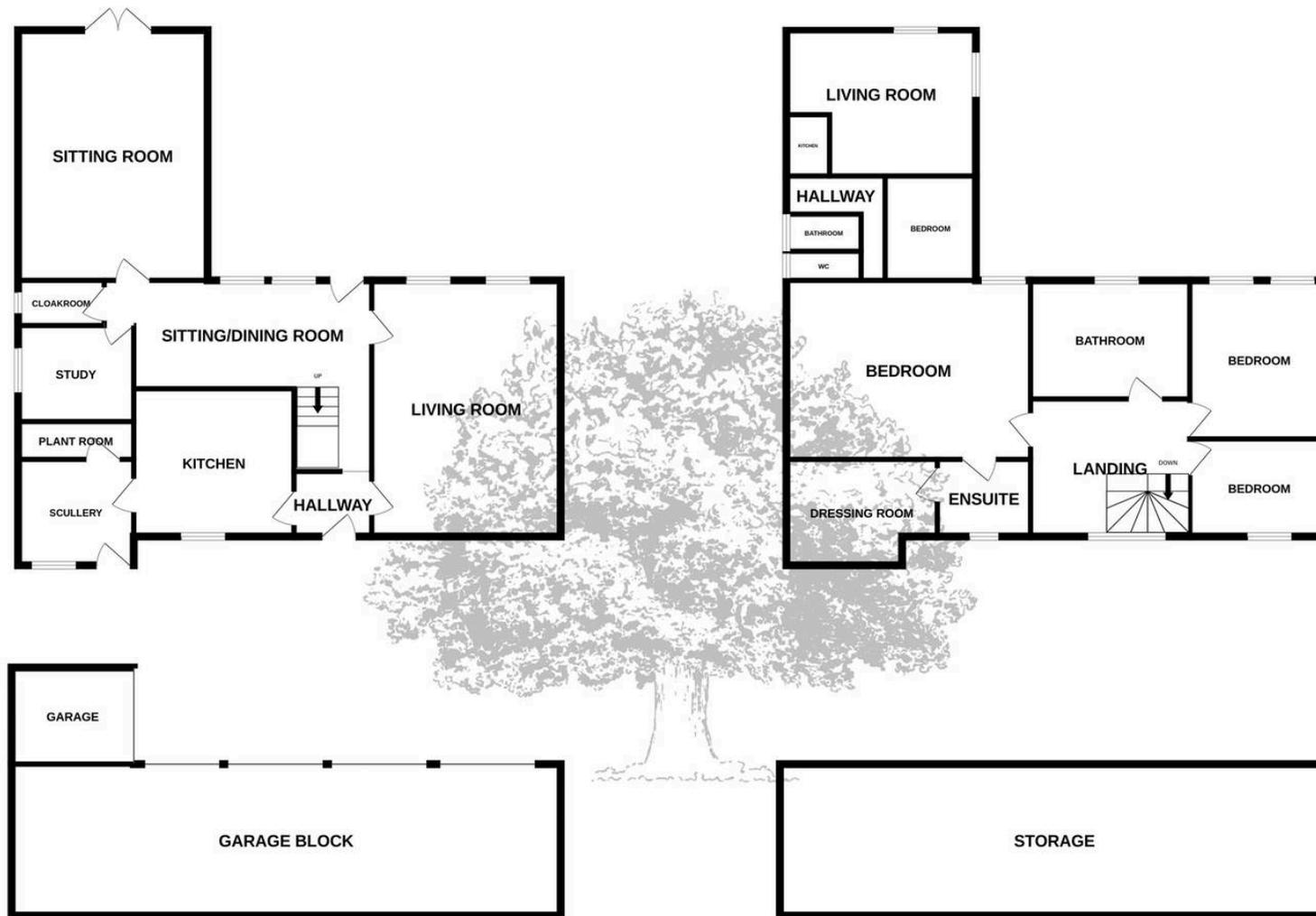
OFCH. Boiler last serviced June 2025.





GROUND FLOOR

1ST FLOOR



NOTE: FLOORPLAN IS FOR LAYOUT PURPOSES ONLY.

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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