



L'Harmonie Le Boulivot De Bas, Grouville Jersey JE3 9UH

Rf1439, Qualified. This truly stunning detached family home is set in an enviable location occupying a large, incredibly private plot surrounded by extensive gardens with the added benefit of an adjoining 6.5 verge field. Enjoying simply amazing views across agricultural land and further across to St Clements bay, the property has been lovingly maintained by the present owners and offers the opportunity to significantly extend if required. Internally the property briefly comprises of four bedrooms, one of which is en-suite, 2 bathrooms, a large lounge, separate dining room, eat in kitchen, large utility room, study and cloakroom. The gardens are an absolute delight with beautifully manicured lawns and established borders, there is even room for a swimming pool should one wish! In addition, there is a large south facing terrace and al-fresco area. The mature gardens simply have to be seen to be fully appreciated. Extensive parking is provided for at least 10 vehicles. and the property offers huge potential to develop even further to enhance the already extensive living accommodation or even by adding a separate unit or garage block / workshop. All subject to the usual permissions. Viewing is highly recommended by the vendors sole agents.

- Incredibly private detached family home
- Further potential to extend and enhance
- Expansive rural and sea views
- Adjoining 6.5 verge field, extensive mature gardens
- 4 bedrooms, 2 bathrooms
- Sole selling agent

Asking Price £1,550,000

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Entrance Hall

13'1 x 10'7 (3.99m x 3.23m)

Marble floor with an imposing staircase to the first floor, doors to the garden, lounge, dining room, study and WC

Lounge

21'6 x 15'3 (6.55m x 4.65m)

Bright and spacious lounge with large picture window overlooking the front terrace and gardens. Feature fireplace, ceiling spots and 2 wall mounted radiators

Dining room

14'3 x 11'10 (4.34m x 3.61m)

Imposing dining room with sliding doors to the alfresco dining area

Study

11'7 x 7 (3.53m x 2.13m)

Office / study with a range of fitted bookshelves and units

Kitchen / Breakfast room

21'2 x 9'1 (6.45m x 2.77m)

Range of fitted units and integrated appliances to include double oven. Sliding doors leading to the sunny alfresco area overlooking the extensive gardens

Utility Room

21 x 8'8 (6.40m x 2.64m)

Large utility which could easily be incorporated into the kitchen to provide a large family room/ kitchen / dining room, open plan to:

Garage

21 x 9 (6.40m x 2.74m)

Laundry room / store

21 x 4'11 (6.40m x 1.50m)

First floor

Bedroom 1

13'3 x 11'10 (4.04m x 3.61m)

Bright master bedroom suite with separate en-suite bathroom and separate dressing room. extensive views across the gardens and sea views beyond.

En-suite

Separate large sunken bath, walk in shower, WHB and WC - Heated towel rail

Bedroom 2

13'7 x 12'5 (4.14m x 3.78m)

Fitted with a range of wardrobes, large picture window overlooking the gardens and sea views beyond

Bedroom 3

13'4 x 11'7 (4.06m x 3.53m)

Fitted units, views across the garden and sea views beyond

Bedroom 4

12'3 x 10'10 (3.73m x 3.30m)

Fitted wardrobes, window overlooking courtyard

Bathroom

Recently fitted with large walk in rainforest style shower, WC and WHB





