



Moss Nook Farm West Hill St Helier, JE2 3HB

Asking Price £2,500,000

- Fabulous, detached and imposing traditional Jersey farmhouse
- Convenient St Helier, yet rural location
- In need of general updating, tremendous scope
- Generous, multi generation accommodation
- Standing in private, mature grounds totalling 3 verges
- Ample garaging, formal gardens and bordering fields

Rf1233. Qualified. This quite simply superb traditional Jersey farmhouse has just come to the market, the first time in almost 50 years! The fabulous property is ideal for the growing family with the added benefit of a separate 2 bedroom apartment, ideal for staff or visiting relatives. The main house comprises entrance hall, drawing room with two granite fireplaces, sitting room overlooking the gardens, dining room, snug/tv room, good size kitchen/breakfast room and separate utility room, au-pair room/teenage room, eight bedrooms and 4 bathrooms set over three floors, in total the accommodation is approx 6802sq ft. In addition the property benefits from garaging for 4 cars, ample parking and substantial, surrounding mature formal gardens, terraces and fields ensuring a good degree of privacy. Centrally located offering very easy access to St Helier, the main schools, beach and with many green lane walks on your doorstep while also being a 10 minute drive to the airport! Although the property has been very well maintained over the years general updating is required allowing the discerning purchaser to put their own stamp on it. Viewing essential!

ENTRANCE HALL

24'10' x 7'1' (7.57m' x 2.16m')

DRAWING ROOM

24'3' x 17'7 (7.39m' x 5.36m)

Two fireplaces, one currently functional (it is believed the other could be functional)

DINING ROOM

18'1' x 15'2' (5.51m' x 4.62m')

Fireplace, believed to be functional.

KITCHEN/BREAKFAST ROOM

19'6' x 15'9' (5.94m' x 4.57m'2.74m)

Arch through to

KITCHENETTE/UTILITY ROOM

24'11' x 7'8' (7.59m' x 2.34m')

Door to Porch. Door leading out to grounds. Door to staircase and stairs to..

AU PAIR/TEENAGE ROOM

22'6' x 17'4' (6.86m' x 5.28m')

EN SUITE

Three piece suite briefly comprising; Shower, pedestal wash hand basin, WC

LIVING ROOM/SNUG

24'11' x 12'4' (7.59m' x 3.76m')

HALLWAY

Leads to cloakroom. Door to WC.

SITTING ROOM

30'6' x 20'8' (9.30m' x 6.30m')

Overlooking the surrounding gardens and providing access to the patio and dining area.

Staircase to First Floor Landing

BEDROOM 1

14'1' x 13'2' (4.29m' x 4.01m')

Built in storage cupboards. Views over the garden.

EN SUITE

Four piece suite briefly comprising; Built in corner shower, bidet, pedestal wash hand basin, WC

BEDROOM 2

16'3' x 10'10' (4.95m' x 3.30m')

BEDROOM 3

14'1' x 13'8' (4.29m' x 4.17m')

BEDROOM 4

10'11' x 9'2' (3.33m' x 2.79m')

Built in wardrobes

HOUSE BATHROOM

Four piece suite comprising; bath, bidet, pedestal wash hand basin, WC

Staircase to Second Floor Landing

BEDROOM 5

15'5' x 15'3' (4.70m' x 4.65m')

Storage

BEDROOM 6

14'4' x 7'3' (4.37m' x 2.21m')

BEDROOM 7

15'9' x 10'1' (4.80m' x 3.07m')

Wash hand basin, storage

BEDROOM 8

15'9' x 8'4' (4.80m' x 2.54m')

Storage.

HOUSE BATHROOM

15'5' x 6'1' (4.70m' x 1.85m')

Three piece suite briefly comprising; Bath, pedestal wash hand basin and WC. Cupboard housing water tanks.

GUEST FLAT ENTRANCE

Own private entrance. Entrance hall also has access to integral garage.

Staircase to First Floor Landing

28'3' x 7'7' (8.61m' x 2.31m')

Storage cupboard.

CLOAKROOM

Cloakroom with wash hand basin and WC.

LIVING ROOM

20'2' x 14'1' (6.15m' x 4.29m')

Door leading out to a balcony overlooking the grounds and valley beyond

KITCHEN

21'8' x 9'8' (6.60m' x 2.95m')

Ample space for table and chairs.

BATHROOM

12'6' x 7'7' (3.81m' x 2.31m')

Four piece suite comprising; bath, bidet, wash hand basin, WC

BEDROOM 1

17'5' x 11'4' (5.31m' x 3.45m')

Built in wardrobe

BEDROOM 2

13'11' x 9'10' (4.24m' x 3.00m')

Built in wardrobe

OUTSIDE

Beautiful landscaped gardens of approximately 3 vergees. Filled with colourful, mature planted borders, shrubs and trees including some fruit trees. Detached granite outbuilding suitable for a multitude of uses.

GARAGING

22'4' x 21' (6.81m' x 6.40m)

Detached triple garage block with ample hardstanding. Single garage close to house, situated under the guest flat.

PARKING

For 10+ cars

SERVICES

Mains water and drains. Bottled gas. Oil fired central heating. Guest flat has a separate boiler.

Apartment Type 27

Dimensions

kitchen/dining/lounge

13' 10" (4.2m) x 21' 12" (6.7m)

bedroom 1

9' 6" (2.9m) x 24' 11" (7.6m)

bedroom 2

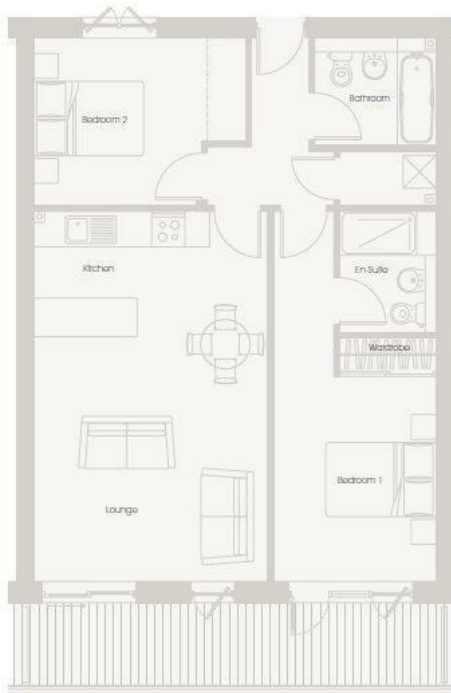
12' 5" (3.8m) x 9' 10" (3m)

bathroom 1

5' 7" (1.7m) x 7' 3" (2.2m)

bathroom 2

6' 3" (1.9m) x 7' 3" (2.2m)



Apartment location

second floor	238, 239, 241, 242
third floor	338, 339, 341, 342
fourth floor	436, 437, 439, 440
fifth floor	536, 537, 539, 540
penthouse floor	603, 604, 605, 606

2 Bedroom Apartment apartment area: 775ft² 72m²

