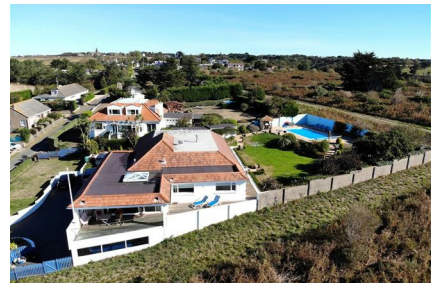


# BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT  
NUMBER **ONE** LIBRARY PLACE

1973



## BEAUMARIS LE MONT ROSSIGNOL, ST. OUEN, JE3 2LN

£2,300,000 | Freehold | Ref 337

- EXCEPTIONAL VIEWS ACROSS ST OUEN'S BAY
- RAISED GARDEN WITH POOL AND SEA VIEWS
- LARGE KITCHEN/DINER PERFECT FOR ENTERTAINING
- 5 BEDROOMS, 4 BATHROOMS
- PARKING FOR 6 CARS
- LARGE DETACHED HOUSE
- SEPARATE SUN TERRACE
- SEPARATE LOUNGE
- DOUBLE GARAGE
- SOLE AGENT

Sunsets and sea views! Overlooking St Ouen's Bay this detached 5 bedroom, 4 bathroom house has an uninterrupted outlook all the way to Corbiere. Extended and upgraded 10 years ago, there is an amazing sun terrace and an elevated garden (all benefiting from the view) with a fantastic pool area and chalet. The property comprises of 4 double bedrooms upstairs (2 with en-suite bathrooms), house bathroom, study and utility room. The kitchen/diner is designed with entertaining in mind and makes use of the large terrace for the perfect 'inside/outside' living experience. It also has a large separate lounge with double doors to the garden. The lower ground floor is currently used as a cinema room however with the shower room it could easily become a fifth bedroom with en-suite. It also has its own private entrance from the car port. Outside you have a double garage, car port, parking for 6 cars, large garden and private sun terrace. The property has direct access to Val De La Mare Reservoir via a private gate from the garden. St Ouen's Bay is a short jaunt down the hill either on foot or by car. Surfers can check the waves while enjoying their morning coffee! If you like an active lifestyle look no further. Currently tenanted until March 2019.

#### Entrance Hall

Large entrance hall with space to hang your coats.

#### Kitchen/Diner



Designed with entertaining in mind. Fully equipped kitchen with breakfast bar, electric Aga and numerous integrated appliances. Opens into dining area with direct access to private sun terrace.

#### Living Room

Large living room with direct access to garden.

#### Utility Room



Excellent utility room with ample storage and access to garden.

#### Cloakroom

W.C and wash hand basin.

#### Study

Large study with ample room for desk and storage.

#### Master Bedroom

Large double bedroom with double doors to garden.

#### En Suite

Large bathroom with separate shower and bath, his and her sinks, W.C and ample storage.

#### Walk-in Wardrobe

Excellent wardrobe space.

#### Guest Bedroom

Large double bedroom with fitted wardrobes.

#### Ensuite

3 Piece suite including walk in shower, wash hand basin and W.C.

#### Bedroom 3

Large double bedroom with fitted wardrobes.

#### Bedroom 4

Large double bedroom with fitted wardrobes.

#### House Bathroom

4 Piece suite including separate shower, bath, wash hand basin and W.C. Store cupboard.

#### Hallway

Large store cupboard.

#### Bedroom 5/ Cinema Room

Accessed via stairway from entrance hall. Currently used as a cinema room, however is set up to be a fifth bedroom as well. Direct access to car port.

#### Shower Room

Corner shower, wash hand basin and W.C.

#### Garden and Terrace



South West facing elevated garden with swimming pool. Direct access to footpath to Val De La Mare Reservoir. Large West facing sun terrace accessed via the dining area as well. Ideal for entertaining as the sun goes down.

#### Double Garage



Electric up and over door.

#### Parking

Off road parking for at least 6 cars plus car port.

#### Services

Bore hole water

Septic tank

Fully double glazed

Integrated speaker system



**DIRECTIONS:** Heading up Mont Rossignol from Sunset Nurseries the property is the first on the right hand side.



## DISCLAIMER

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.