

BROADLANDS

EST.

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

1973



CAMELOT, LE MONT ARTHUR, ST. BRELADE, JERSEY, JE3 8AH

£1,750,000 | Freehold | Ref 476

- WONDERFUL LOCATION OVERLOOKING ST AUBIN'S BAY
- DESIGNED TO TAKE ADVANTAGE OF AMAZING SEA VIEWS
- TERRACED GARDENS AND AMPLE PARKING
- DETACHED PROPERTY
- 3 RECEPTIONS, 3 BEDS, 3 BATHS AND SEP OFFICE/GUEST SUITE
- TREMENDOUS POTENTIAL

LOOKING FOR SOMETHING A LITTLE BIT SPECIAL AND DIFFERENT? In an exceptional location overlooking St Aubin's Fort and Bay. A detached, modern style property in need of refurbishment, that takes full advantage of its stunning position and fantastic sea views. On the market for the first time for over 30 years and offering tremendous potential to create a truly unique home. Please call Nigel Hurst on 07797718233 for more information.

Entrance Hall

13'6" x 8'3" (4.11m x 2.51m)

Wood features and natural light from overhead window.

Inner Hall

18' x 6'3" (5.49m x 1.91m)



Staircases to upper and lower floors. 2 Store cupboards. Exposed wood features. Arch to;

Kitchen/ Dining Room

21' x 15'3" (6.40m x 4.65m)



Part vaulted ceiling. Exposed granite features and exposed wood features. Built-in granite unit with hardwood worktop. Fitted kitchen units incorporating appliances. Sliding doors to rear terrace and garden. Arch to;

Utility Room

11'6" x 4'6" (3.51m x 1.37m)

Fully fitted high and low units. Door to separate area which is plumbed for appliances. Stairs from inner hall to;

Lounge

21'9" x 15'3" (6.63m x 4.65m)



Functional granite fireplace. Exposed wood features and part vaulted ceiling. Double doors to rear balcony (West) with country views. Double doors to large balcony (East) - superb views over St Aubins Fort and Bay.

Study/ Sitting Room

19'6" x 15'6" (5.94m x 4.72m)



Built-in units. Door to balcony (East). Part vaulted ceiling. Fabulous views through large picture window.

Lower Level

Hall

10'3" x 9'9" (3.12m x 2.97m)

Store cupboards.

Inner Hall

11'9" x 3'6" (3.58m x 1.07m)

Door to outside.

Bedroom 3

10'9" x 10'3" (3.28m x 3.12m)



Built in cupboard.

House Bathroom

10'9" x 8'3" (3.28m x 2.51m)

Panel bath with shower fitting, pedestal wash hand basin, low level W.C. Part tiled.

Master Bedroom Suite

15'6" x 14'6" (4.72m x 4.42m)

Built-in wardrobes and shelves. Sliding doors to balcony - wonderful sea views.

Dressing Area

Built-in wardrobes.

En-Suite Bathroom

12' x 10' (3.66m x 3.05m)

Separate shower cubicle, panel bath, low level W.C. and wash hand basin in unit. Tiled walls and large mirror. Heated towel rail.

Sitting Area

9' x 7'3" (2.74m x 2.21m)

Separate staircase to upper floors. Sliding door to terrace. Fabulous sea views.

Upper Floor Entrance Hall

Door to;

Bedroom Suite 2

19' x 12'3" (5.79m x 3.73m)

Built-in cupboards and shelves. Sliding door to balcony - views over St Aubins Bay.

Dressing Room

9'3" x 5' (2.82m x 1.52m)

Built-in wardrobes.

Shower Room

10' x 3' (3.05m x 0.91m)

Shower cubicle.

Separate W.C.

5'3" x 4'3" (1.60m x 1.30m)

With wash hand basin. Mirror and cabinet.

Outside

Separate building currently used as an office but could be nanny/ guest unit with living room, bathroom and kitchenette. On two floors there is a large dry store under the building and accessed from the rear garden. There are various external store rooms plus boiler room, under the main house. Landscaped gardens and parking plus the shared ownership of garden to the East.

Services

All mains. Oil fired central heating and air conditioning.

DIRECTIONS: Turn off Mont Les Vaux into Le Mont Arthur head towards the private close on your left and it's the first house on the right.

DISCLAIMER

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