

# BROADLANDS

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1973



## ROSEDEN LA RUE A DON, GROUVILLE, JE3 9GD

£1,625,000 | Freehold | Ref 440

- DETACHED JERSEY GEORGIAN HOUSE SET IN ALMOST AN ACRE
- 4 SPACIOUS RECEPTIONS
- LONG CARRIAGE DRIVEWAY APPROACH
- 4 BEDROOM SUITES, LARGE LOFT OFFERING SCOPE
- DERELICT COACH HOUSE FOR CONVERSION

Approached by a long carriage driveway, elegant & spacious Georgian house built in 1840, standing in approximately 3/4 acre of mature garden, orchard and woodland. Maintained in excellent condition throughout, the property enjoys exceptional privacy and offers considerable scope, including a substantial undeveloped loft and a detached granite coach house, with plans previously to create a guest cottage. Though it would benefit from a little modernisation, the accommodation is in sound order with 4 bed suites, a large attic ripe for conversion to another 1 or 2 suites plus a sizable semi basement perfect for use as an office or games room. Generous living space includes sizable drawing & dining rooms, entrance & reception hallways, a snug & an eat-in kitchen. Adjoining Radier Manor land to the rear, this substantial & sought after dwelling boasts spacious, lofty accommodation as befits its history.

#### Entrance Hall

with elegant original plaster mouldings, period tiled floor, door to.....

#### Reception Hall

with staircase to semi basement and upper floors, wood flooring, door to...

#### Rear Entrance Lobby



with steps to rear garden.

#### Cloakroom

with 2 piece suite

#### Drawing Room



A wonderful long room with a high ceiling, original plaster mouldings, oak flooring, functional fireplace.

#### Dining Room



A fabulous entertaining room accessed from both the drawing room and the kitchen.



### Kitchen/Breakfast Room



With a staircase giving access to the garage and semi-basement, the kitchen has a door opening onto a private breakfast terrace, fitted with an extensive range of fitted high and low level oak units.

### Sitting Room/Snug



A cosy family room, perfect for soft sofas, with a functional fireplace and accessed from both the kitchen and Reception Hall.

### Master Bedroom



A fine spacious room again with a high ceiling, with large windows typical of the period bringing in plenty of natural light.

**Dressing Room**  
with built-in wardrobes

**En Suite Bathroom**  
with built-in wardrobes and a 4 piece white suite.

**Guest Bedroom**  
with views over the rear garden to the Manor land beyond.

**Dressing Room**  
with built in wardrobes, door to....

**En Suite Bathroom**  
with a 4 piece suite.

**Bedroom 3**  
A charming twin bedded room facing the front.

**En Suite Bathroom**  
with 3 piece suite.

**Bedroom 4**  
A comfortable double room overlooking the rear garden.

**En Suite Bathroom**  
with 3 piece suite.

#### Attic Playroom

A large 30' x 17'6 room, lending itself to conversion to a further 1-2 bedrooms and bathrooms if required.

#### Garage

A generous double garage with mechanised door

#### Utility Room

with a modern oil fired boiler, plenty of room for washing machine, tumble drier etc.

#### Games Room

A long versatile room ideal as a child's playroom, or as a home office

#### Store Room

Virtually the same size as the adjoining Games Room - the two could easily be converted to secondary living accommodation.

#### To the Front

The property is approached by a circular carriage driveway with central vegetation providing an excellent screen from the entrance. There is a small area of woodland and an orchard/play area.

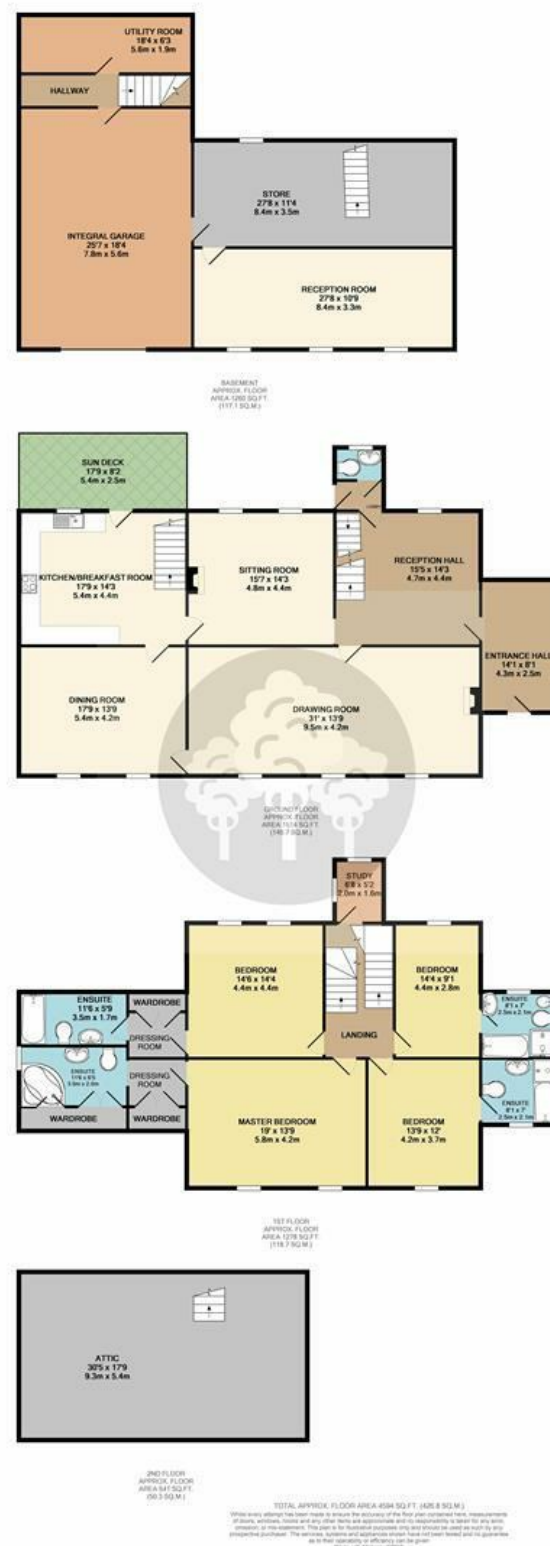
#### To the Rear

There is an enclosed lawned garden bounded by a high hedge. Storage is provided in a small outhouse and greenhouse. A gate leads through to an area of waste land with a derelict coach house, perfect for refurbishment.

#### Services.

Mains electricity, water and drainage. Oil fired central heating.

**DIRECTIONS:** JT Map 17 DD19 Heading from Longueville towards Gorey, the driveway entrance is on the left hand side before the road starts to go uphill.



## DISCLAIMER

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