

# BROADLANDS

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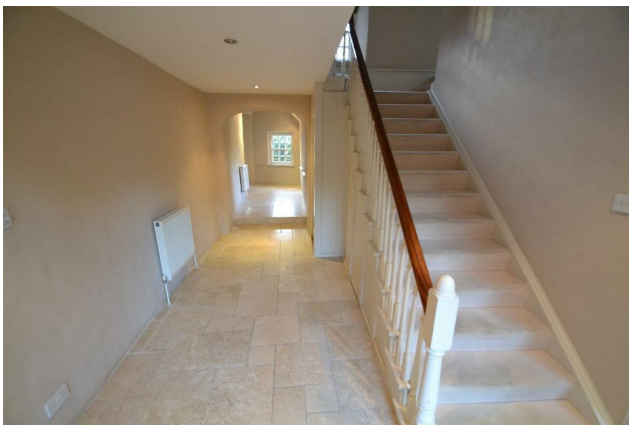
**LA VIEILLE FONTAINE LA PROFONDE RUE, ST. OUEEN, JE3 2EG**

**£1,950,000 | Freehold | Ref 348**

- BEAUTIFUL TRADITIONAL FARMSTEAD
- GARDEN AND SWIMMING POOL
- HUGE KITCHEN/BREAKFAST ROOM
- SOLE AGENT
- PEACEFUL RURAL LOCATION
- STABLING AND GRAZING
- 6 BEDROOMS, 4 BATHROOMS
- CALL NIGEL ON 07797718233

Country living at its best... a truly beautiful traditional granite family house, with many wonderful and original features. From the gravel courtyard entrance with gated access to the stables to the curved granite walls this truly is a property of character and distinction. The property has been in the same family for many years and over recent years has been rented out. Although ready to move in it would benefit from a small amount of cosmetic attention to create a fabulous home. Very much stand alone, privacy is assured. A large field to the East of the property adjoins the stable block so, subject to the relevant permissions, would be ideal for grazing horses. The surrounding lanes are perfect for equestrian lovers. The property is situated in a charming hamlet in the middle of St Ouen at the convergence of two minor roads. The village shops and Parish Hall are approximately 1.5 miles away, while the Five Mile Road of St Ouen's Bay is less than ten minutes' drive. A surfer's paradise! Please contact Nigel Hurst on 07797718233 or email [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com) to arrange your appointment to view.

#### Entrance Hall



Tiled floor. Staircase to first floor.

#### Snug



Attractive granite fireplace.

#### Utility Room

Plenty of storage. Door to pool area.

#### Shower Room

Suite of shower, W.C. and wash hand basin.

#### Integral Garage



Good size double.

#### Store

A large store room to the side of the garage.



### Drawing Room



A wonderful and large room with granite fireplace and access on to garden.

### Study



Fitted shelves. Door to garden.

### Kitchen/Diner



Very large family orientate room. Extensive range of appliances and fitted units. Staircase to first floor.

### Hobby Room



A large room accessed from the pool area.

### First Floor

#### Landing

Large landing area. Stairs to second floor. Exposed granite.

### Master Bedroom



Large double with fitted wardrobes.

### Bedroom 2



Double room off the half landing.

### En Suite



Huge bathroom with suite of bath, separate shower, W.C. and wash hand basin.

### En Suite



Suite of bath, W.C. and wash hand basin.

### Dressing Room

Situated off the en suite bathroom.

### Office

A very useful room which could also be a playroom. Staircase from kitchen.

Bedroom 3



Window overlooking garden.

Bedroom 4



Window overlooking garden.

Bedroom 5



Window overlooking garden. External staircase. Note it would be very easy to create a self contained flat using this side of the house.

House Bathroom



Suite of bath, W.C. and wash hand basin.

Second Floor



### Bedroom 6



Very large double room.

### Pool Room



A large store room with a multitude of uses.

### Stables



Stabling for two horses plus tack room.

### Exterior

Mature safe enclosed front garden bordering on agricultural field. Driveway approach with plenty of parking.

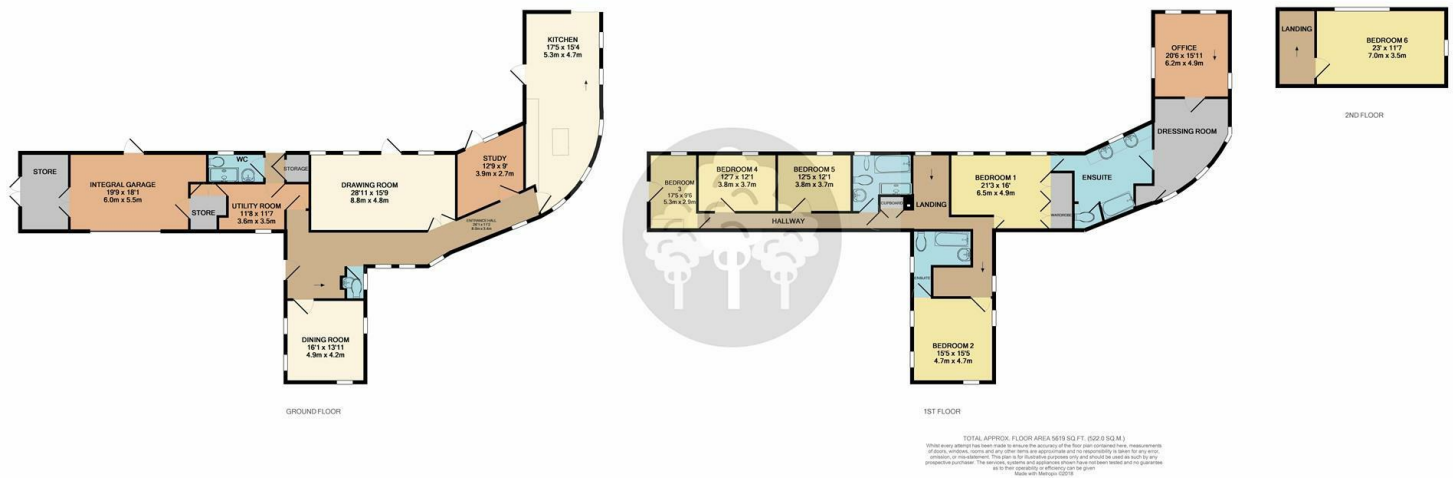
### Fields

A large field to the East plus a further meadow to the West. Both have previously been grazed.

### Services

All mains (no gas)

**DIRECTIONS:** JT Map 1F2. Head west on Route De Millais, then left into La Profonde Rue - property is on left.



## DISCLAIMER

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