



## SPECTACULAR PROPERTY IN THE ARTS AND CRAFTS STYLE

EDEN HOUSE

TRAVERS FARM LANE, LA ROUTE DE NOIRMONT, ST. BRELADE, JERSEY, JE3 8LA

Asking Price £25,000,000 - Freehold





## WEST FACING LOCATION WITH SUPERB SEA VIEWS

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Exacting modern standard throughout •  
Uninterrupted west-facing sea views • 3 acres of  
grounds • Two guest/staff flats • Separate guest  
cottage • Direct access to the beach across  
Ouaisne Common • Garaging for 6 cars and  
additional parking

• 6 bed, 4 bath, 5 reception • Approx 16,018 sq ft

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### Local Information

The property is situated in the direction of Portelet, with fine westerly views over Ouaisne Bay to St Brelade's Bay in the distance. The airport is 7 minutes drive away while St Helier is only 4 miles distance.

### Description

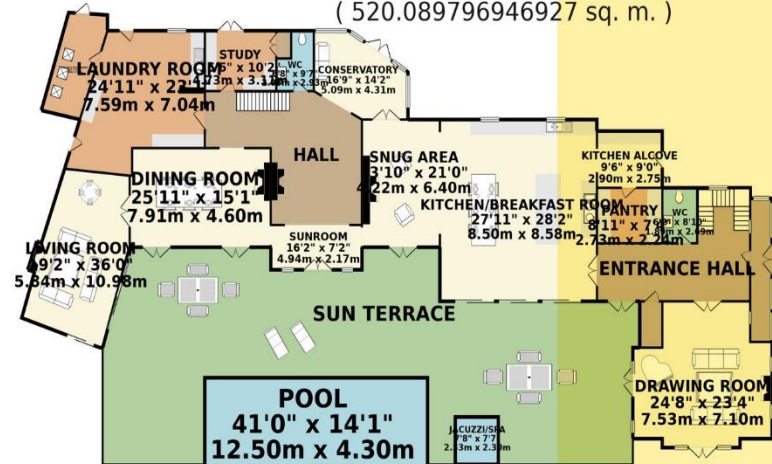
Eden House is a primarily new built mansion, incorporating a central core of an original home, all being in the Arts and Crafts style. It stands in an unrivalled west facing location enjoying uninterrupted views over St Brelade's Bay and further out to sea. The house has been finished to an exacting modern standard and is faced in hand cut local Jersey granite.

Unusually for a sea view house, this property offers great privacy in 3 acres of grounds, is not impacted by any roads and yet it's close to the airport, St Aubin village, many leading restaurants and Jersey's best beaches. It has direct beach access from the bottom of its garden across Ouaisne Common.



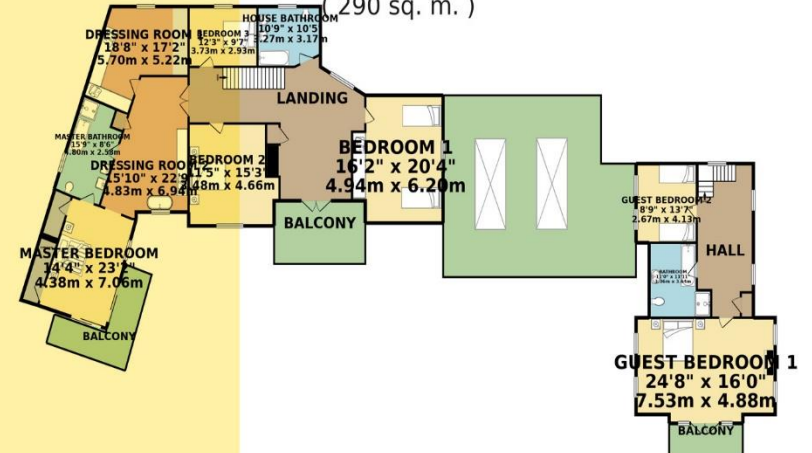


GROUND FLOOR 5598.20 sq. ft.  
( 520.089796946927 sq. m. )



TRIPLE GARAGE  
28'7" x 18'1" (8.70m x 5.50m)

1ST FLOOR 3121.53 sq. ft.  
( 290 sq. m. )



TOTAL FLOOR AREA : 8719.73 sq. ft. ( 810.09 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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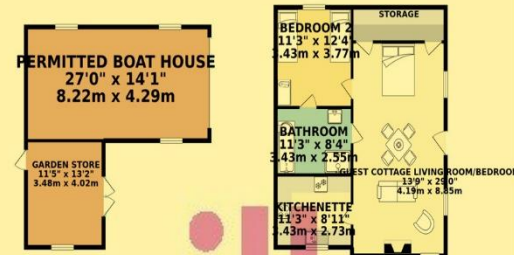
GARDEN LEVEL 301.39 sq. ft.  
( 28 sq. m. )

GARDEN STORE/ LOWER SUN TERRACE  
40'5" x 11'0"  
12.31m x 3.35m

LOWER GROUND FLOOR 2497.23 sq. ft.  
( 232 sq. m. )



GROUND FLOOR 2939.00 sq. ft.  
( 273.0420337299522 sq. m. )



TOTAL FLOOR AREA : 7298.38 sq. ft. ( 678.04 sq. m. ) approx.

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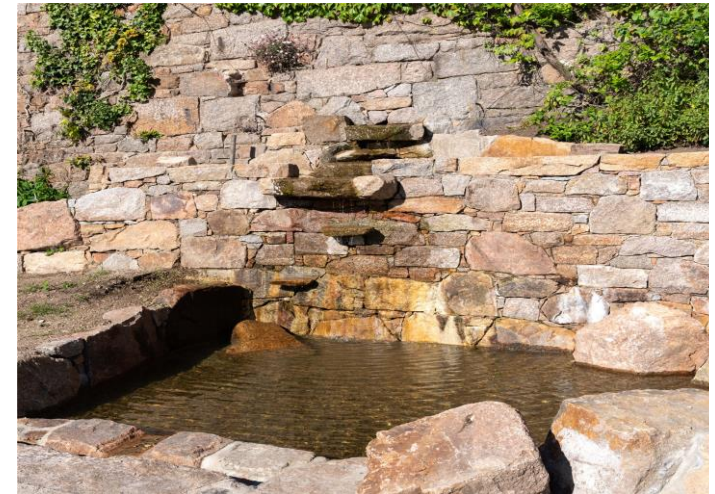
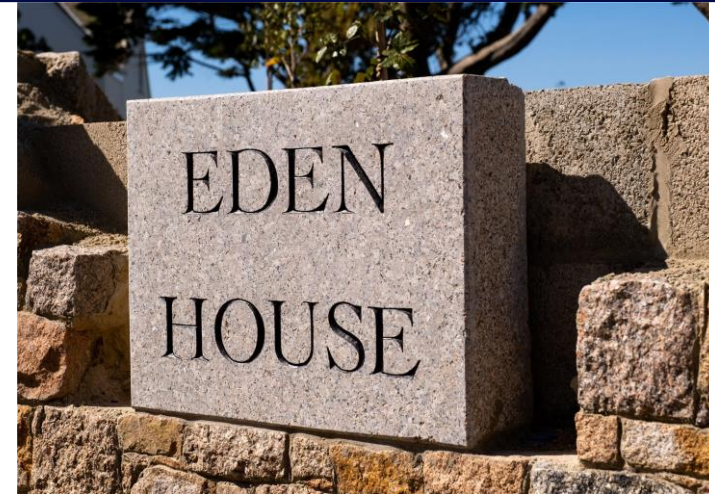
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1ST FLOOR 1560.77 sq. ft.  
( 145 sq. m. )



Eden House offers both private family accommodation and four separate guest and staff units. It has a substantial central kitchen and open plan living room, several entertaining rooms, a very large entertaining sun terrace with infinity pool, good domestic offices and enjoys panoramic sea views from most rooms. On the lower garden level there is an indoor swimming pool, sauna, steam room and a large gym/ recreation room. The property also benefits from a private sun terrace in the lower garden, garaging for 6 cars and extensive additional parking. A boat house has been permitted close to the beach access across the Common.





Completion Date: November 2019

## Viewing

Strictly by appointment with Savills.

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