



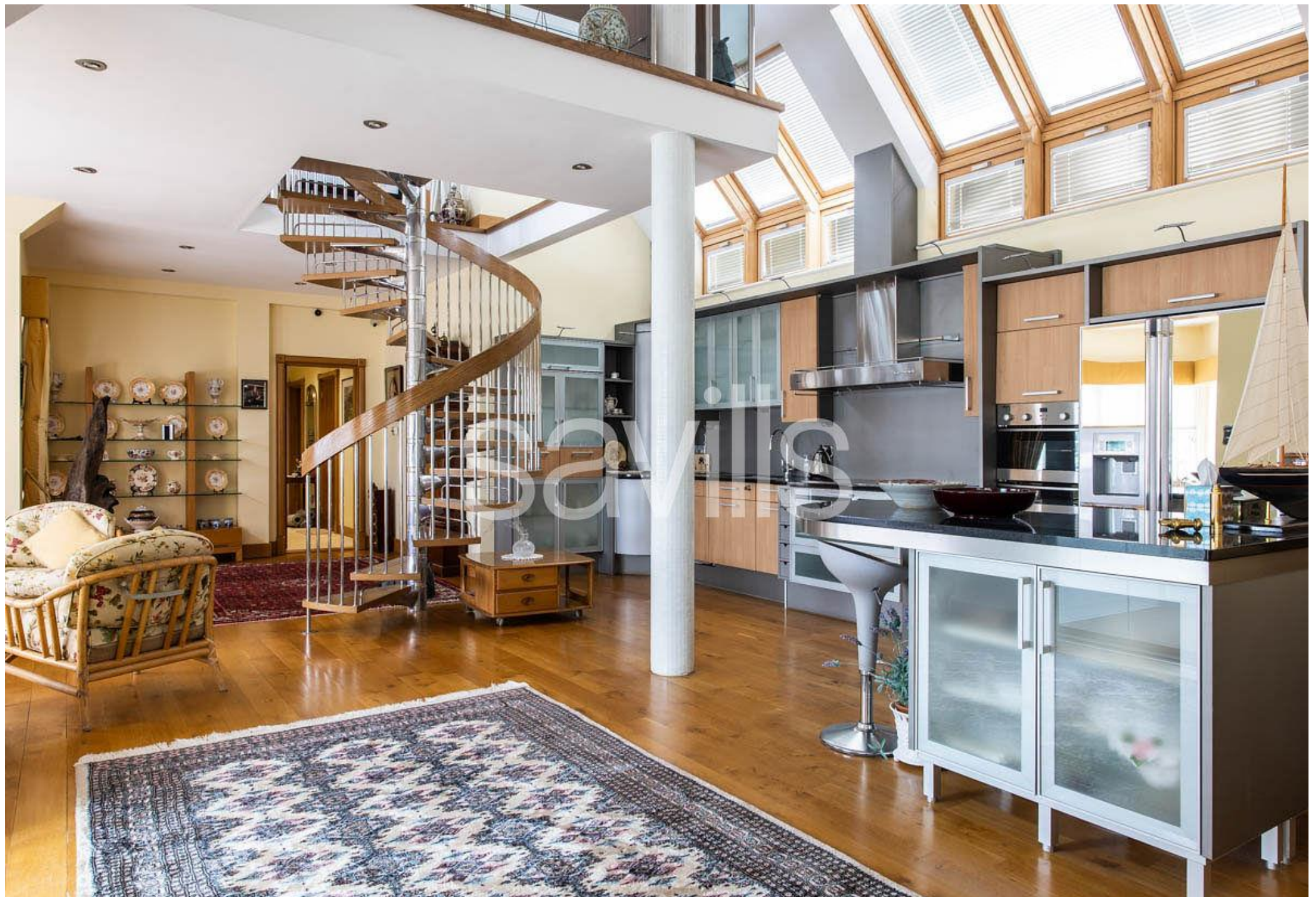
Unique property with contemporary design, in the heart of St Aubin with unparalleled sea views.

La Rue Au Moestre, St. Brelade, Jersey, JE3 8EA

Guide Price £8,000,000

savills







**Panoramic coastal views • Elevated position over St Aubin's Bay • Open-plan living space • Terraces, balcony and stunning gardens • Two large garages • Approx 5414 sq ft**

**• 6 bedrooms • 5 bathrooms • 4 reception rooms**

#### Local Information

Situated at Rue au Moestre, also known as Market Hill, Flag House enjoys beautiful views over St Aubin's Bay and is within a short walking distance of all village amenities including a choice of restaurants, the Royal Channel Islands Yacht Club and various shops and services.

#### About this property

This substantial home in a much sought-after location would be ideal for family requirements including two generations as it has an integral self-contained cottage with its own entrance that could alternatively be used for a housekeeper, guests or let to generate income.

Accommodation within the main part of the house is set over four floors, and although there are stairs, there is a much easier means of access with a lift that connects all levels.

This includes the basement where there is a storeroom and two generously proportioned garages with automated doors.

As you can drive your car straight into the garage, you will avoid getting wet if it rains, and you can take shopping directly into the house via the lift. What's more, as the lift has glazed walls, you can admire the views from windows as you go up.

At the heart of the home, there is a large, ground-floor, open-plan living room with a partly vaulted ceiling, wood flooring and a spiral staircase to the rooms above.

It includes sitting and dining areas with a door to a large terrace overlooking the bay - perfect for al fresco meals and enjoying the sunshine.

There is also a well-equipped kitchen fitted with storage cabinets with granite worktops and a full complement of integrated Miele appliances including ovens, an American-style fridge freezer and a dishwasher.

There is a smaller adjoining chef's kitchen with cabinets, a cooker and dishwasher, a walk-in pantry and various store cupboards along the hallway, finding places to keep everything tidily out of sight from the vacuum cleaner and cleaning products to clothes and footwear is definitely not a problem in this house.

The home also has a utility room for laundry complete with a Miele washing machine and a dryer, one ground floor cloakroom, a lower ground floor cloakroom and three bathrooms to serve its four bedrooms, two of which are en suite.





There is a choice of sitting rooms to suit all family needs ranging from a large room with a built-in bar and a feature stone fireplace which would be ideal for entertaining, to a smaller snug which would be particularly cosy on winter nights when watching TV.

On the floor above the main living room, there is an impressive study with its picture windows taking in the vista of the harbour and seafront. Working from home takes on a whole new meaning in this environment!

There are similar views from the principal bedroom which has doors to a balcony.

The suite includes a fully fitted dressing room and a luxurious bathroom with twin basins, a shower and a bath. Other bedrooms are also spacious with two having fitted wardrobes.

Accommodation within the cottage provides an open-plan living room with a kitchen, two double bedrooms and a bathroom.

Outside space includes parking for several vehicles and a rear garden landscaped with tiers set into the hillside. With a backdrop of woodland, it is private and sheltered as well as a haven for squirrels and birds.

The lower part of the garden provides a paved patio with a walkway that connects with the terrace at the front of the house.

Steps lead up to the next level where there is a low-maintenance lawn overlooked by three giant pineapple palms. The huge terrace and deck at the third and final level provides the ultimate wow factor.

Making the most of its elevated position, the breathtaking, bird's eye views take in the whole panoramic sweep of the coastline, stretching all the way from St Aubin to La Collette.

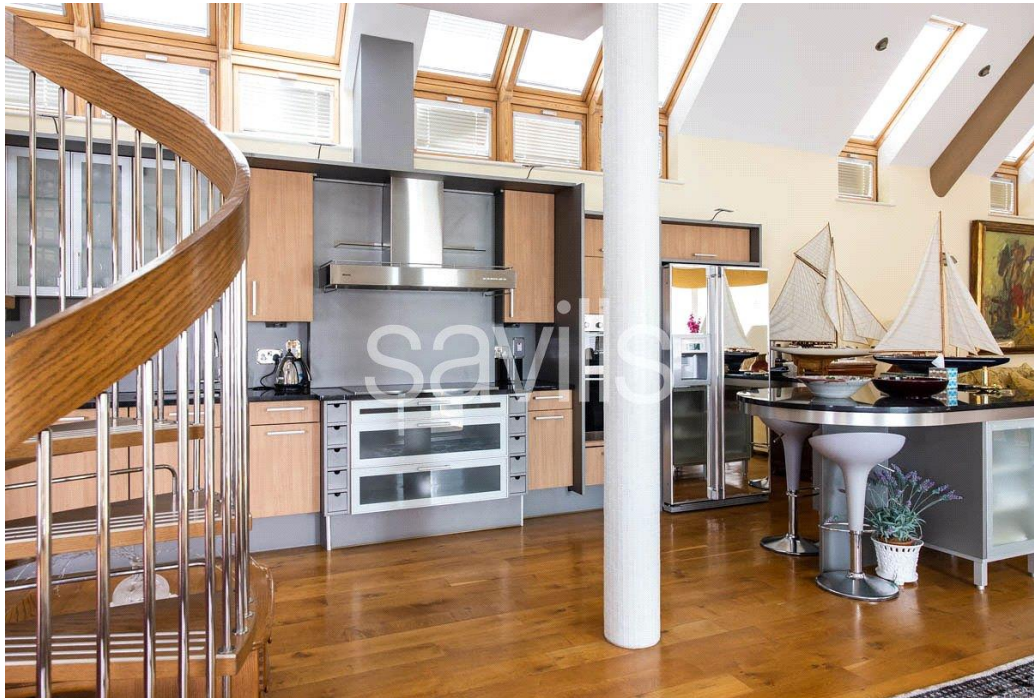
**Tenure**  
Freehold

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.  
Telephone: 01534 722 227.







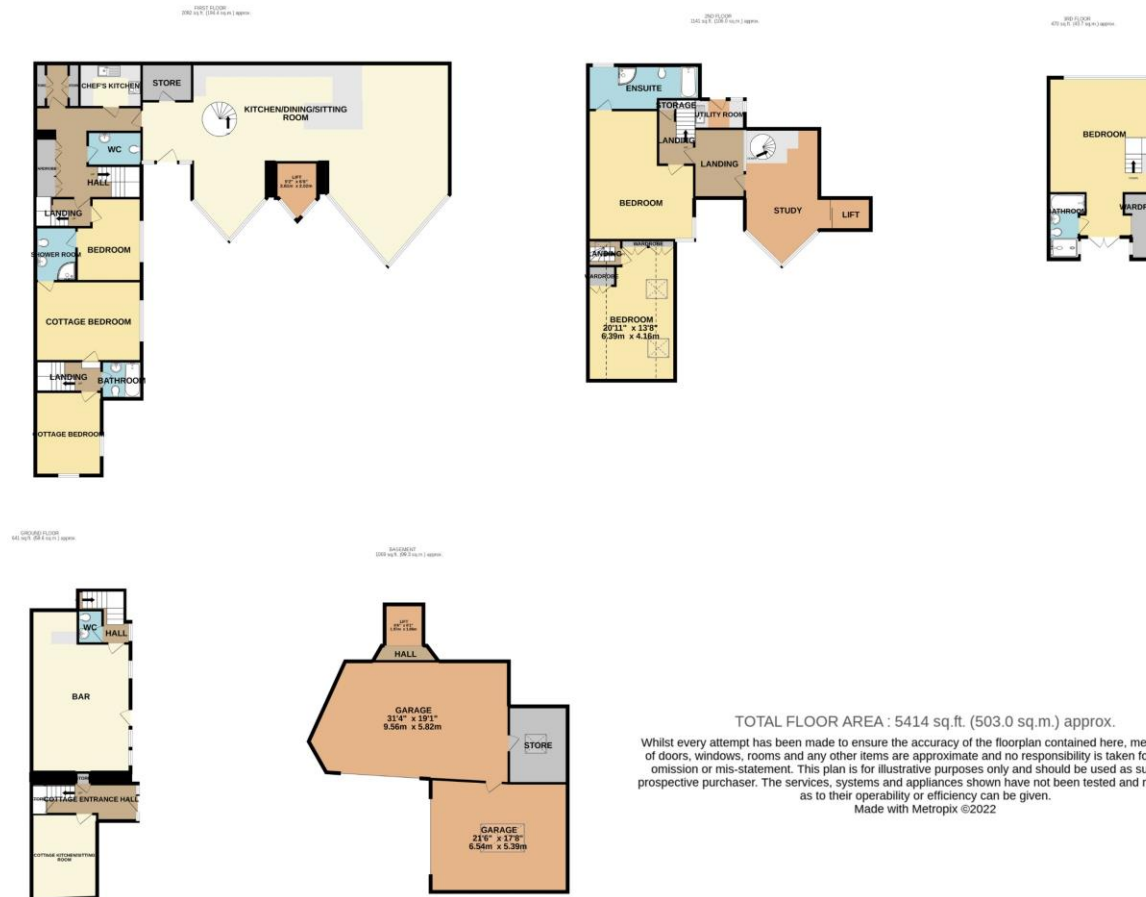


La Rue Au Moestre, St. Brelade, Jersey, JE3  
Gross Internal Area 5414 sq ft, 503 m<sup>2</sup>



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TOTAL FLOOR AREA : 5414 sq.ft. (503.0 sq.m.) approx.

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