



COUNTRY ESTATE WITH PLANS PASSED

LES ARCHES

LES CHARRIERES NICOLLE, ST. LAWRENCE, JERSEY, JE3 1HJ

Guide Price £2,250,000

savills

A FABULOUS LOCATION FOR A RURAL RETREAT. THE PROPERTY HAS A HUGE SENSE OF PRIVACY AND SECLUSION, SITUATED AT THE CENTRE OF ITS SURROUNDING LAND AND LANDSCAPED GARDENS.

JES180059 • 6 Beds, 5 Baths, 4 Receptions • Current Accommodation in need of modernising • Plans passed for substantial modern home or could be developed into 3 units • 27 verges that can be used for equine • Peaceful location • Free from stamp duty for local buyer • Qualified • Currently approx 7952 Sq Ft with plans to increase (if required) to 8913 Sq Ft

Situation

Les Arches benefits from this beautiful rural location yet is within a short distance of St John's village shops and amenities. The property is ideally located for easy access to the airport and just a 10-minute drive to town plus there are superb private preparatory, primary and secondary schools within a short drive.

Description

Les Arches is a partly a Grade 4 listed farm group with late C18 origins. Set in rural St Lawrence on Les Charrieres Nicolle, a quiet road located in a peaceful location. It is surrounded by open fields, woodland and a rich variety of wildlife.

The property has a huge sense of privacy and seclusion, situated at the centre of its surrounding land and landscaped gardens.

The accommodation comprises of a main house, dower and annexe set around a courtyard. A detached triple garage, in the same ownership, is situated across the road and could be easily converted to stabling. The property includes a substantial unrestricted landholding totalling 27 verges (11.75 Acres).





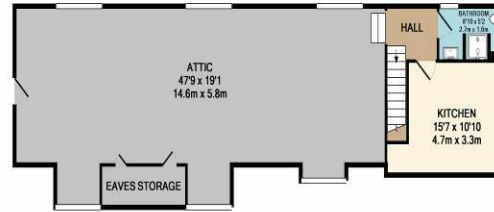
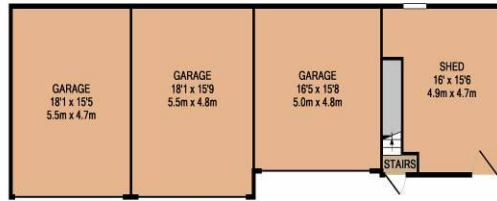
Plans have been passed to remodel, modernise and extend the property. Remodelling would improve the vehicular access and join the Annexe to the roadside Dower. Extensions include an indoor pool and further double garage to northwest. Accommodation would include, in brief, 7 bedrooms, 6 bathrooms, gym and pool complex 2x double garage and 1x triple garage. Triple garage could be converted to stables.

The property forms no onward chain and would benefit a local buyer as would be free from Stamp Duty.

Services: 2 bore holes, septic tank and soakaway

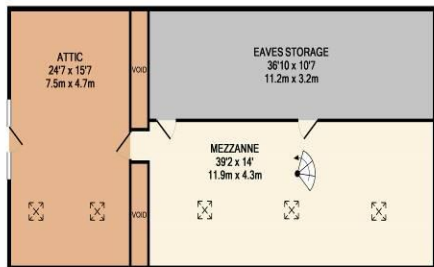
Viewing

Strictly by appointment with Savills.



GROUND FLOOR
APPROX FLOOR
AREA 1201 SQ FT
(110.9 SQ M)

1ST FLOOR
APPROX FLOOR
AREA 2048 SQ FT
(191.5 SQ M)



2ND FLOOR
APPROX FLOOR
AREA 1517 SQ FT
(140.2 SQ M)

TOTAL APPROX. FLOOR AREA 7952 SQ FT (738.8 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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