



Recognised as one of the Island's most attractive Manor homes.

**La Route De Vinchelez, St. Ouen, Jersey, JE3 2DB**

Guide Price: £9,950,000

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**Magnificent regency manor house • Impressive entrance hallway • Grand reception rooms • Stunning grounds with an elegant drive • Separate accommodation • Spectacular views of the French coast • Approx 9,074 sq ft**

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

#### Local Information

This is a beautiful unspoilt rural location, yet is within a short distance of the Airport, village shops and amenities. Great for ramblers and dog walkers with direct access to the north coast walking paths, and the rolling dunes and sandy beach at St Ouen's Bay where the scenery is ruggedly beautiful and very popular with surfing and sail boarding enthusiasts, land yacht and beach motor racing. La Moye Golf course is ten minutes away as is the racecourse at Grosnez and the Airport in St Peter. Local schools have an excellent reputation, and there are superb private preparatory, and secondary schools within a short drive.

#### About this property

Elegant and substantial Regency Period Manor with extensive ancillary accommodation situated in park-like grounds in the popular parish of St Ouen. The well-wooded surroundings are entirely charming, with the sun shining through the tall mature trees, a brood of ducklings tumbling into the placid fishpond and guinea fowl strutting across the lawn. Vinchelez de Bas offers the comfort and tranquility of a wonderful Jersey country manor.

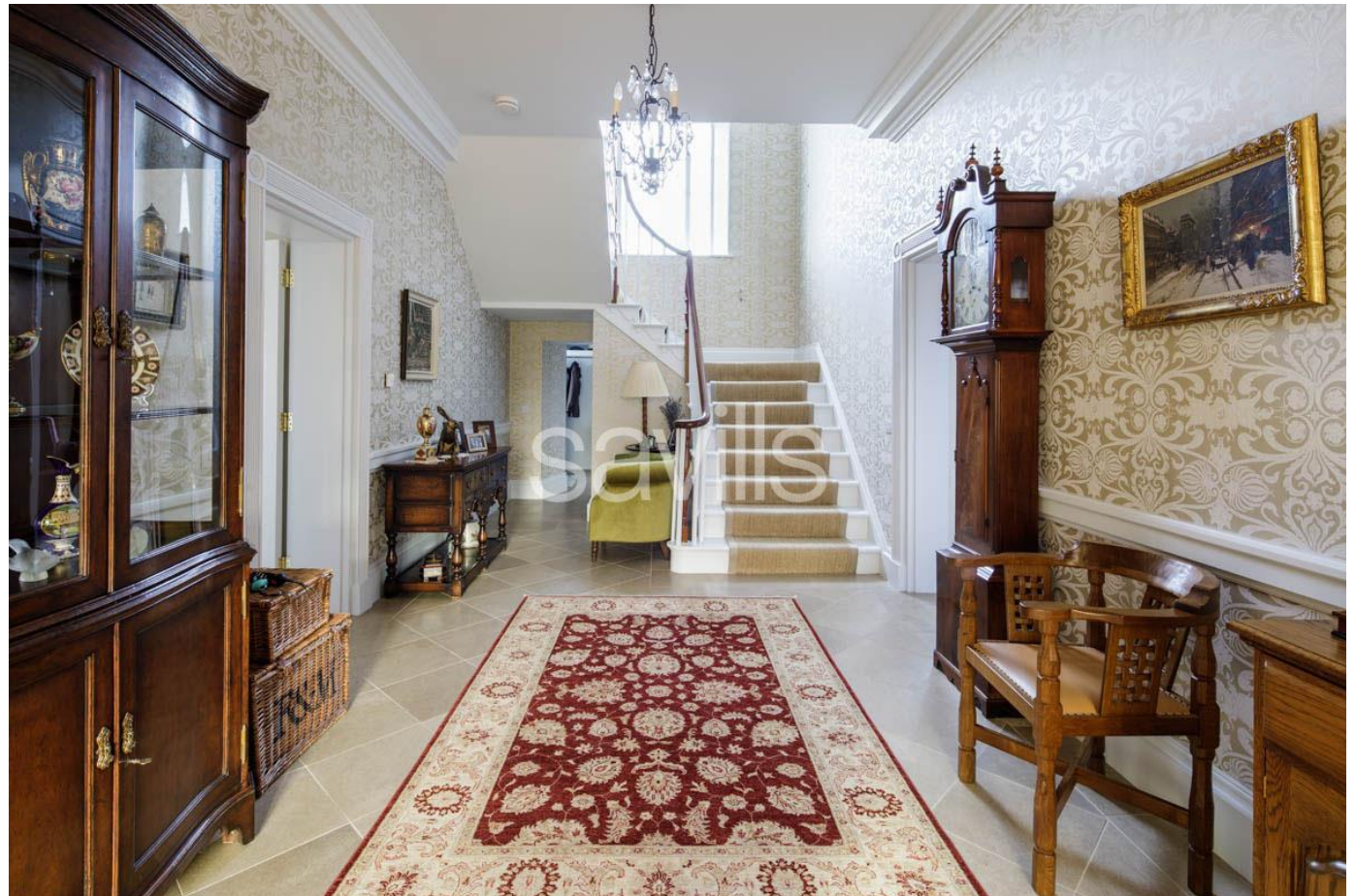
Set down an attractive drive in the middle of its own secluded grounds of approximately 10

acres with the addition of a 1,800 sq ft, 2 bedroom/2 reception, Coach House provides excellent ancillary accommodation for staff, extended family or tenants.

The building is listed as a Site of Special Interest (SSI) and is thus listed inside and outside (including the gardens). The property cleverly combines stylish modern living with the character features of the Regency period. An extensive renovation to the house included the addition of 5 new ensuite bathrooms, a large conservatory overlooking the pond, total repair of the lead and Welsh slate roofs, windows, stucco lime plaster to all external walls as well as full modernization inside the house which included new wiring, plumbing, computer cabling, underfloor central heating system, Lutron lighting and a Paul Haslam kitchen.

Outside the swimming pool has been re-built with a heat exchange heating system installed together with the construction of a pool plant room, changing room and storeroom. There is ample storage for garden equipment and tractors in the Coach House barn as well as a four car garage and additional ancillary parking.

The property benefits from mains water (and an additional spring fed watering system for the





garden), 3 phase electricity, oil fired central heating and septic tank and soakaway.

The grounds contain many mature trees, particularly oak and sweet chestnut, also some beech and horse chestnut. North of the house are the remains of a walled enclosure adjacent to the north front - fragments of the high granite wall survive. At a little distance northeast of the house is the kitchen garden, beyond which, 2 fields have been planted with cider apple trees.

The house enjoys spectacular views of the French coast to the north, as do the grounds immediately to the north. The site is enclosed to the south and east by walled banks and to the west by a granite rubble wall. The east boundary bank is planted with a line of particularly fine mature sweet chestnuts with, to the south, mature trees screening the lawns from Vinchelez de Haut beyond.

Vinchelez de Bas Manor is elegantly presented throughout, the principal reception rooms together with the generous reception hall provided excellent areas for both formal entertaining and family living. "Refined elegance" is an accurate way to describe the overall effect of this beautiful Manor home.

**Tenure**  
Freehold

**Viewing**

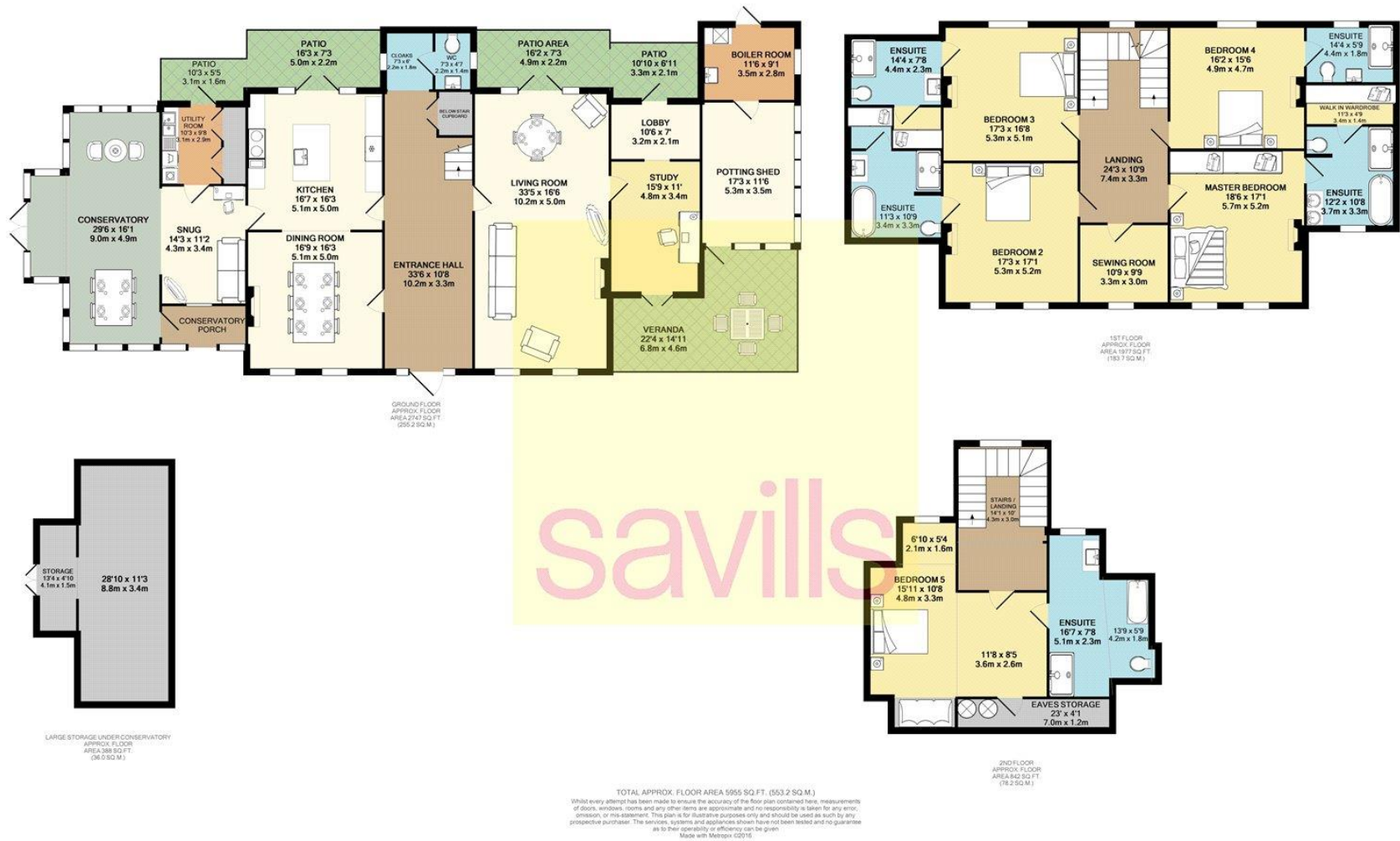
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