



A WELL PRESENTED TRADITIONAL JERSEY GRANITE FARMHOUSE

ACER HOUSE

LE CLOS DES CHENOLLES, LES CHENOLLES, ST JOHN, JERSEY, JE3 4FB

Guide Price £1,275,000 - Freehold



The general feeling is a house that flows well, is both spacious and light and would suit a growing family of discerning taste.

- 5-6 bedrooms, 3 bathrooms, 3 reception rooms
- Charming family home with flexible accommodation with two generation/income option
- Retaining original features including ornate plasterwork, arches and a mahogany staircase
- South facing enclosed, private garden with heated swimming pool
- Single integral garage and parking for 5-6 cars plus visitor spaces
- Approx. 3830 sq ft

Situation

Quietly tucked away in rural St. John with a few houses nearby for company. The local shops are a few minutes away by car or a lovely 10 minute walk. Local pub, corner shop, village pharmacy, local butcher and a hairdresser's to name but a few. For a bigger shop; Marks and Spencer Food hall is approx. four minute drive away. The local sought after primary school is close by. North coast cliff path walks are just a two minute drive away along with some popular bays.

Description

The property has retained many original features including a restored hardwood floor and a fine functional granite fireplace in the family sitting room which has been fitted with a multi-fuel stove.

The property is perfect for family requirements with the potential for up to six bedrooms and it could also easily serve as a two-generation home. It has been well cared for over the years and general maintenance has been kept up to date.

There is another granite fireplace in the second reception room, which is a more formal sitting and dining room. This room spans the width of the house and has a bay window and door onto the front garden and two windows on the south side overlooking the rear garden and pool.





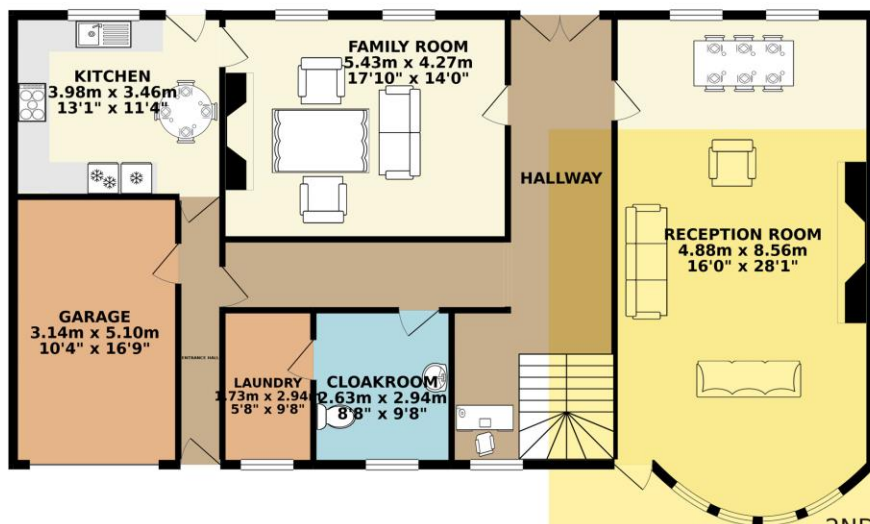
The kitchen is well equipped with modern integrated appliances and a Rangemaster cooker. It provides space enough for a breakfast table and should the need arise there is potential to extend this room out into the rear garden (subject to planning permission).

Accommodation on the ground floor also includes an impressive hallway with ornate plasterwork, arches and an original mahogany staircase, cloakroom, utility room, door to integral garage.

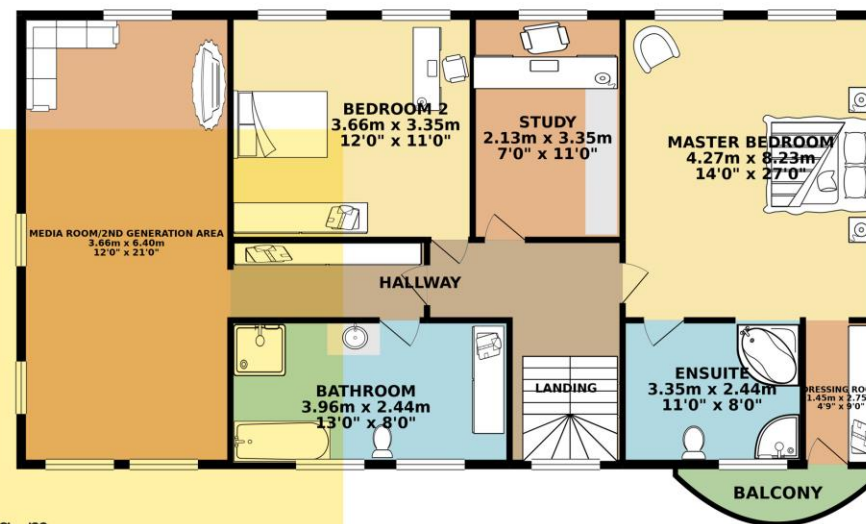
On the first floor there is a very spacious master suite with fully fitted wardrobes, modern en suite with his and her basins, bath and shower cubicle, there is a door to a balcony overlooking the garden. Also on this floor you will find bedroom 2, fully furnished study (by Neville Johnson), media room/integral unit with adjoining bathroom and dressing room area. The media room is currently set up to provide recreational space which is ideal for a teenager but could equally be used as an unqualified integral unit to provide an income.



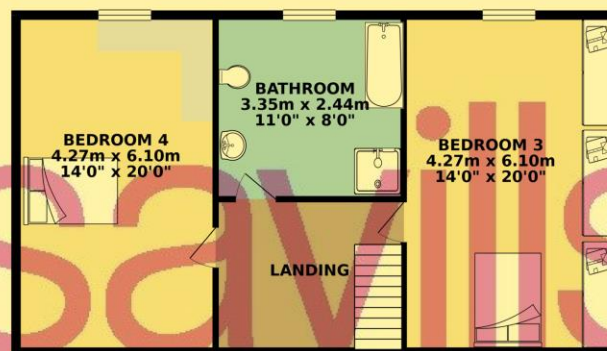
GROUND FLOOR 142.68 sq. m.
(1535.77 sq. ft.)



1ST FLOOR 139.62 sq. m.
(1502.83 sq. ft.)



2ND FLOOR 73.55 sq. m.
(791.74 sq. ft.)



TOTAL FLOOR AREA : 355.85 sq. m. (3830.34 sq. ft.) 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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Up on the second floor are bedroom 3 & 4, both are large double rooms with fitted wardrobes, house bathroom, hatch to large floored attic space.

Outside

Lawned gardens to the front and rear of the house with a heated swimming pool in the south facing garden which is fenced off so is secure for children and pets. There is a large patio, ideal for enjoying the private garden. Single integral garage, plus forecourt parking for 5-6 cars on the gravel drive plus visitor parking. Large timber storeroom.

Services

All mains services. Oil fired central heating. Double glazed throughout.

Viewing

Strictly by appointment with Savills.

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+44 (0) 1534 722 227

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