



Unique and characterful cottage on a large plot in an extremely sought-after location.

**Upex 1, Springvale Cottage, Le Chemin Des Pietons, Le Mont Les Vaux, St Brelade, JE3 8AG**

Guide price: £695,000





**Quaint and characterful cottage • Set on a generously sized plot • Original wooden beams and exposed granite • Ample external storage space • Parking for three cars • Great location on the best bus route and close to St Aubin • Approx 1,092 sq ft**

**• 1 bedroom • 1 bathroom • 2 reception rooms**

#### Local Information

Ideally situated in a peaceful, tucked away setting, yet less than a ten minute stroll down the railway walk to the vibrant village of St Aubin with an abundance of shops, restaurants and bars all overlooking the harbour. A 20 minute flat cycle along the St Aubin's Bay waterfront, or just a 12 minute drive, will take you to the town of St Helier, or hop onto the island's most regular bus route for a 20 minute ride to the airport.

#### About this property

On the market for the first time in 30 years, this quaint and characterful semi-detached cottage, originally believed to be the quarryman's cottage, sits on a generous plot in a quiet location which is accessed via a long driveway.

Having been considerably extended over the years, the accommodation currently comprises a bright entrance leading to a sitting/sun room and galley kitchen with skylight and small pantry. In the next room, a charming living room with original wooden beams, granite fireplace and raised bar featuring a handmade stained-glass window make the perfect space to enjoy a few tipples or to simply get cozy and relax.

Also on the ground floor is the house bathroom, and a staircase which spirals up past a beautiful exposed granite feature wall to a gallery style landing opening directly into a large bedroom set over two levels and occupying the whole top floor. With high ceilings and full of natural light from skylights and dual aspect windows, the room feels spacious with lots of built-in wardrobe space, extra room currently utilized as office space and with an attic above.

Externally, the property owns the lane which has a long, raised and tiered lawn to one side with a greenhouse and sheds utilized as workshops and garaging on the opposite side plus parking for three cars.

#### Services

All mains services. Oil fired central heating. Kitchen fitted with gas hob and electric oven.

#### Tenure

Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.

Telephone: 01534 722 227.









**Springvale Cottage, Le Chemin Des Pietons, Le Mont Les Vaux, St Brelade, JE3 8AG**  
**Gross Internal Area** 1092 sq ft, 101.5 m<sup>2</sup>



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GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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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