



Beautiful period property filled with original features throughout.

La Route Des Cotils, Grouville, JE3 9AP

Guide Price £3,850,000

savills



**Period granite farm house • Rural location • Large mature garden • Pool with pool house • Cottage that could be secondary accommodation • Double and single garage • Ample visitors parking • Approx. 6,002 sq ft**

**• 9 bedrooms • 6 bathrooms • 4 main reception rooms**

#### Local Information

Situated at the junction of Route des Cotils and Rue Malo, L'Aiguillon is at the heart of the Grouville countryside with far reaching views over fields to the coast. It is also just a short distance from parish amenities including those at Gorey.

A short drive to the impressive beaches and coastline, the area benefits from excellent leisure facilities including the Royal Jersey Golf Club, St. Clements Golf & Tennis Centre. Local schools, including St Michael's Preparatory school is approximately a mile from the property.

#### About this property

On the market for the first time in over 50 years, L'Aiguillon has evolved from a typical Jersey farmstead to the fine family property it is today.

This is thanks to work undertaken by the Vendors when they undertook considerable renovation of the historic granite property and its outbuildings and sympathetically re-designed and extended its accommodation.

The current house is said to be from the Georgian era, there is evidence of an earlier dwelling dating to the 1700's. It was possibly thatched as there are witches stones (drip stones) next to the chimneys.

This now provides up to seven bedrooms plus a self-contained two-bedroom cottage which could be used for family, staff or let to generate income. There are also outbuildings, a double garage and a single garage, large grounds complete with a swimming pool.

Although L'Aiguillon would benefit from up-dating, it exudes the feeling that it has always been a welcoming and well-loved family home. Decor and furnishings provide an aura of tasteful, period elegance and also reflect the Vendor's passion for books, with shelves to accommodate them in virtually every room. This includes the library and the drawing room where shelves extend from floor to ceiling around the walls. Ground floor rooms also have beautiful parquet flooring, marble fireplaces with wooden mantles and a variety of bespoke detail. The home is geared to family life as well as entertaining with a range of reception rooms to meet every need. The drawing room incorporates a drinks area with a bar while the dining room is available for formal dinner parties with friends.

There is also a breakfast room with its own fitted kitchen which could also serve as a snug for watching TV, a main fitted kitchen with a walk-in larder, a wine store, two cloakrooms and a computer room with a static ladder to provide a direct connection with the laundry room above.









A sweeping, mahogany staircase provides access to bedrooms including a large and impressive primary suite with two dressing rooms and en suite bathroom.

There are four further bedrooms and three bathrooms on the first floor and two bedrooms and a bathroom on the second floor which has dormer windows to bring in natural light.

When the Vendors redesigned the house, they decided it was more practical to have the main entrance at the rear as it gave them direct access to the paved courtyard which is used for parking. This entrance has an attractive arched doorway with the date of work (1969) and family crest above and to the side, there is a window offset with ancient curiously carved side jambs, a stylised pot of flowers and moulding - features described as unique in Jersey.

The entrance and its hallway help link the main part of the house with the wing where accommodation was created within a converted barn. This includes the cottage at its far end which could be easily integrated with the house if required as there are connecting doors at both ground and first floor level. Apart from two bedrooms and a bathroom, it provides a living room and kitchen.

The property as a whole offers tremendous potential as apart from the house, there is a range of outbuildings. This includes two garages with space for four cars and the former cattle stables which retain their cobble floor and tie-rings.

At ground level, space has been used for storage and as a workshop with integral toilet facilities. There are also two separate, extra storerooms on the ground floor and above there is a vast floored room which would be ideal as a gym or games room. Subject to Planning consent, it might also be suitable for conversion into accommodation as a line of dormer windows were installed as part of the property's original conversion.

The paddock which was once used for grazing, has been left grassed with some mature trees and at its lower end, there is a wildlife area where wild flowers have been allowed to flourish. Close to the house, there is a more formal garden with a mature, private lawn perfect for alfresco dining.

With family leisure in mind, the home has the benefit of a swimming pool, fully fenced and gated to ensure the safety of young children. Alongside there is a pool house with toilet and changing facilities and a storeroom for outdoor furniture.

**Tenure**  
Freehold

#### **Services**

The home is connected to mains services and has a borehole for watering the garden. There is a security system in place and for winter warmth there is central heating throughout.

#### **Viewing**

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











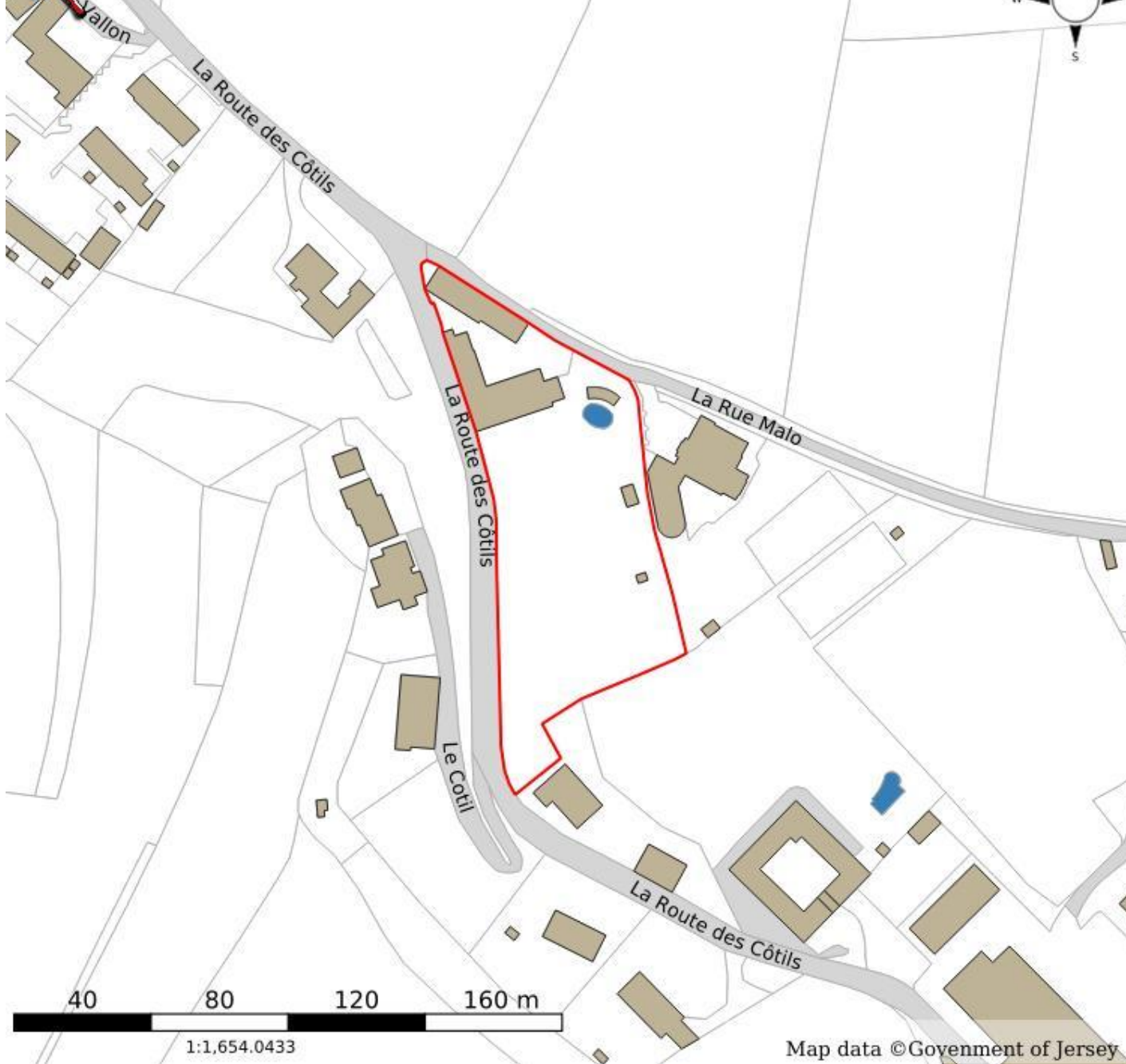
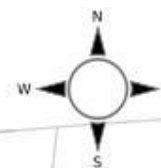








# Digimap Address Locator



40 80 120 160 m

1:1,654,043

Map data ©Govenment of Jersey





TOTAL FLOOR AREA : 6002 sq.ft. (557.6 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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