



Le Coin Farm La Ruelle Du Coin

, St. Ouen, JE3 2LL

Offers invited £2,500,000



A truly unique opportunity to acquire a charming rural estate in a peaceful, private hamlet adjacent to the Val de la Mare Arboretum & on the market for the first time in over 180 years. Le Coin Farm offers enormous potential for those seeking multi-generational living, a private countryside retreat, or an exciting redevelopment project.

Comprising a Victorian farmhouse, a 1-bedroom cottage, a fully renovated granite outbuilding with office space, and several additional outbuildings — this mostly Grade 3 listed estate sits within generous amenity space and approx. 7 verges of agricultural land.

Located in one of the Island's most sought-after western parishes, the property enjoys easy access to local amenities, the airport, beaches & St Helier.



Main Farm House (refer to floor plan)

Ground Floor

Entrance Hallway

Welcoming entrance hall with wooden flooring, curved staircase and doors to lounge and kitchen.

Kitchen

Eat-in kitchen with a range of kitchen cupboards, range cooker and windows overlooking driveway. Porch to yard.

Dining Room

Dining room laid to carpet with windows overlooking garden and functional fireplace. Archway opening with wooden sliding doors opening on to lounge

Lounge

Lounge laid to carpet with windows overlooking garden and wood burning stove set within granite fireplace.

First Floor

Master Bedroom

Large double bedroom laid to carpet with windows overlooking garden. Covered in fireplace.

Bedroom 2

Double bedroom laid to carpet with windows overlooking driveway and outbuilding.

Bedroom 3

Large single bedroom with window overlooking garden.

Bedroom 4

Large single bedroom with covered in fireplace. Bedrooms 3 & 4 used to be 1 bedroom.

House Bathroom

Bathroom with tile effect vinyl flooring, Bath, WC & wash hand basin with mirror above.

Second Floor

Laundry

Vinyl flooring, sink & cupboards. Velux window.

Bedroom 5

Lounge laid to carpet. Velux window.

Bedroom 6

Large single bedroom with eaves storage, access to loft space and window overlooking lane.

Bedroom 7

Large single bedroom laid to carpet. Velux window.

Bathroom

Vinyl flooring. Bath. Velux window.

WC

WC & wash hand basin. Velux window.

Le Coin Cottage (refer to floor plan)

Kitchen

Range of high and low kitchen units with laminate worktops & tiled splash backs. Integrated oven with hobs & extractor over. Standalone fridge freezer & washing machine. Carpeted flooring. Window overlooking yard.

Hallway

Carpeted hallway with doors to shower room, cloakroom, airing cupboard & lounge / diner.

Lounge / dining

Lounge / diner laid to carpet with windows on both sides letting in plenty of light.

Bedroom

Double bedroom laid to carpet with window overlooking courtyard.

Le Coin Barn (refer to floor plan)

Ground Floor

Shower room (with disabled access) - Fully tiled walls & floor. Shower, WC & wash hand basin. 3 main storage areas.

First Floor

2 modern office spaces with vaulted ceilings and velux windows plus additional storage room.

Other Outbuildings

Granite Outbuilding 56'9" x 15'10" (17.3 x 4.85)

Granite 2 storey outbuilding with original feature granite fireplace.

Shed 62'4" x 41'6" (19 x 12.65)

Large shed. 2/3 open fronted, 1/3 lockable hinged doors.

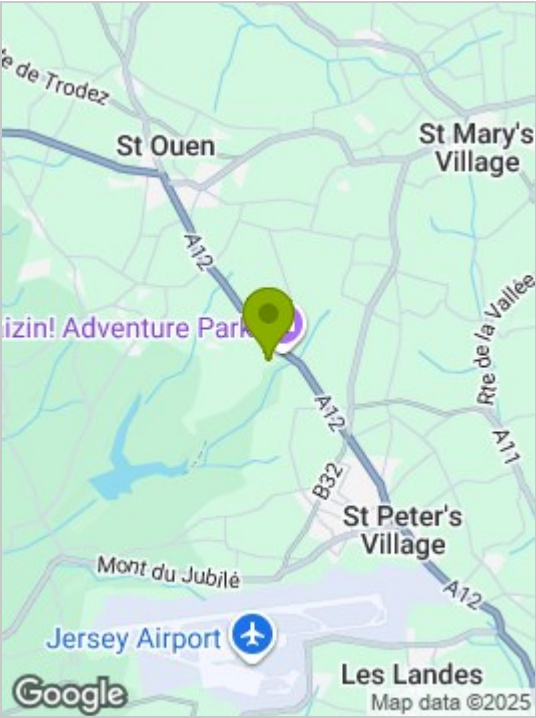
Land

Various garden areas and land used for greenhouses etc., etc. PLUS 7 verges of agricultural land.

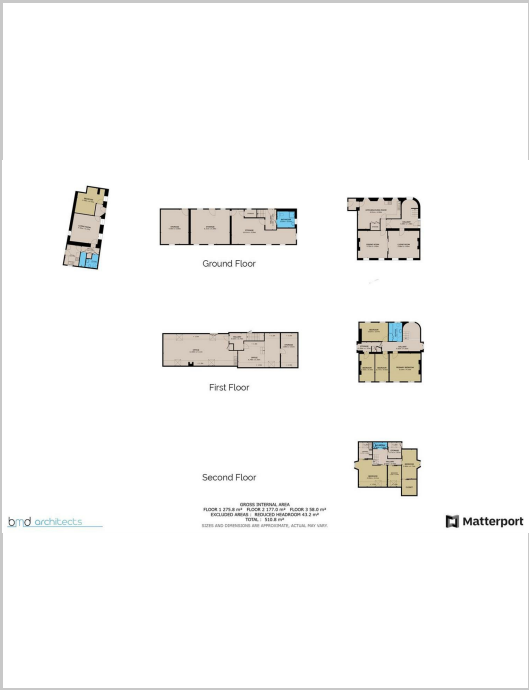
Services

All mains excluding gas. Mains water & Mains drains. Most buildings Grade 3 Listed.

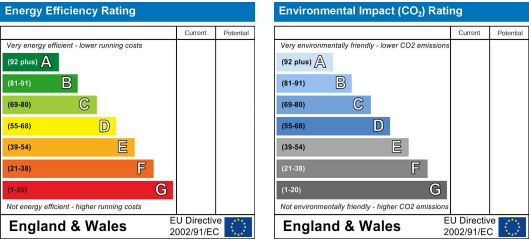
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.