



FC293

**LA TERRASSE LE CHEMIN DES MOULINS, ST  
LAWRENCE, JERSEY, CHANNEL ISLANDS, JE3 1HY**

Asking Price

**£1,995,000**

**FINE & COUNTRY**  
JERSEY

## Property details

FREEHOLD - Located in an elevated treetop position, this exceptional luxurious residence offers a rare opportunity to own a private sanctuary in one of St. Lawrence's most exclusive and peaceful spots. This remarkable home is perfectly suited for modern, flexible living & includes the option for comfortable multi-generational use.

Enjoying breathtaking woodland views, the main living space includes a generously appointed, fully fitted kitchen with a peninsula breakfast bar, a separate banquette dining area, and a bright, spacious lounge with a functional wood-burning fireplace. Floor-to-ceiling sliding glass doors open onto a wraparound patio terrace, seamlessly blending indoor and outdoor living while overlooking the lawned garden and walled, heated swimming pool. Also on the main level are 2 well-proportioned double bedrooms with serene forest views, a boot room/WC, and a separate shower room with full utility.

The lower ground floor is designed for both relaxation and functionality; it features a newly installed cinema room, a children's movie snug, a secondary fully equipped kitchen/diner, a large gym, a wine store/utility area, a gardener's WC, and direct access to the BBQ patio/ hot tub corner! With its own entrance, this floor can also serve as a self-contained one-bedroom apartment—ideal for extended family, or as a registered/non-qualified rental. The second floor boasts two very expansive bedroom suites, each with extensive fitted wardrobes and a dedicated office/ gaming room.

Externally, a detached double garage with office space above could be converted into a charming one-bedroom cottage and ample parking is available via the sloped driveway for 8+ cars.

This home offers a private oasis unlike any other, and with amenities such as underfloor heating, CCTV and being in a prime location just 10 mins from St Helier, this idyllic haven is a truly unmissable opportunity

## Outside

Outdoor heated swimming pool & lawned garden

Wrap-around patio terrace

CCTV around the perimeter

Double garage & parking for 8+

## Services

Oil-fired central heating with underfloor heating in the bathrooms.

New plumbing & mains pressure pump room

2 soak-aways

New electric heating for the swimming pool - air source heat pump.

## Directions

Proceed up Chemin des Moulins, and this property is first driveway on LHS after Landscape Farm









Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1015 ft<sup>2</sup>  
94.3 m<sup>2</sup>

Balconies and terraces

622 ft<sup>2</sup>  
57.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1268 ft<sup>2</sup>  
117.7 m<sup>2</sup>

Balconies and terraces

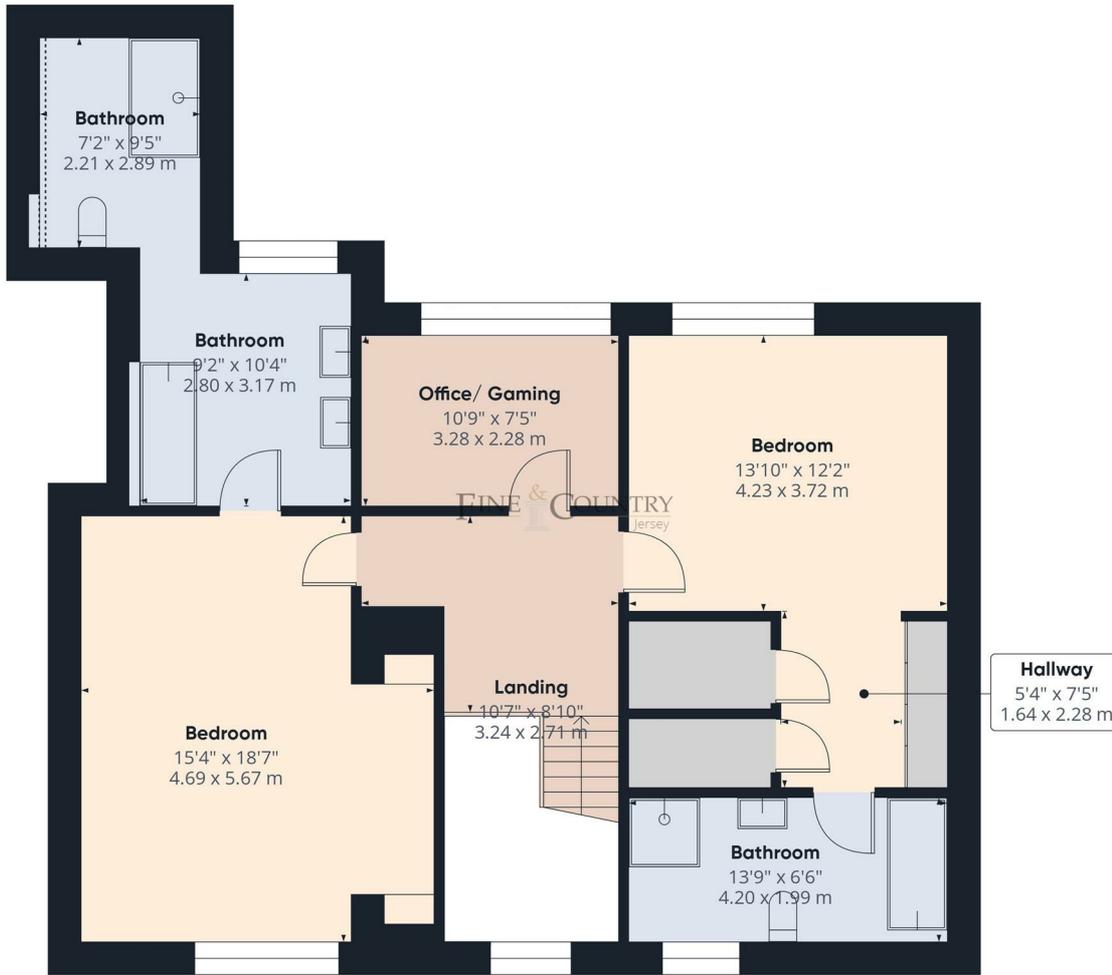
718 ft<sup>2</sup>  
66.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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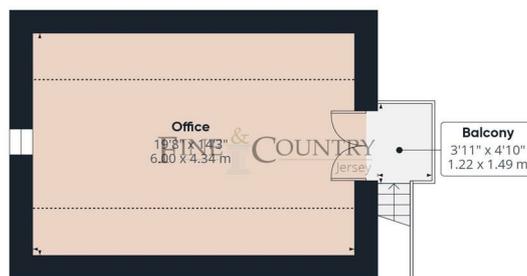
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Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

938 ft<sup>2</sup>  
87.1 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Approximate total area<sup>(1)</sup>

679 ft<sup>2</sup>  
63.1 m<sup>2</sup>

Balconies and terraces

20 ft<sup>2</sup>  
1.9 m<sup>2</sup>

Reduced headroom

111 ft<sup>2</sup>  
10.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Call us on

**01534 888855**

[jersey@fineandcountry.com](mailto:jersey@fineandcountry.com)

[www.fineandcountry.je](http://www.fineandcountry.je)

5 King Street, St Helier, Jersey, JE2 4WF