



La Glinette

La Rue de Haut
St. Brelade
JE3 8AR

£10,950,000

FC019

FREEHOLD - Discover the perfect blend of rustic charm and contemporary elegance in this beautifully renovated farmhouse measuring circa 10,500 sq.ft. With a thoughtful transformation, this timeless property now boasts all the modern comforts you would expect. A central feature of the home is a gourmet kitchen with top-of-the-line appliances, large utility room, pantry and wine store.

There are expansive living areas, including an internal leisure suite with ample space for gym equipment, a shower room and sauna, all effortlessly flow for entertaining and wrap around a courtyard with an outdoor pool. Abundant natural light and immense ceiling height feature throughout.

Upstairs there are 5 spacious bedroom suites, each with vaulted ceilings and occasionally a sea view over St Aubin's Bay. A second staircase leads to a private guest wing, designed for comfort and flexibility, the vast bedroom suite and adjoining room can be tailored to your preferences. A seamless connection between the library and a picturesque 3-4 bedroom guest cottage, dating back to 1719, provides guests with a self-sufficient haven.

Private outdoor spaces surrounding the house are ideal for relaxation and gatherings. In addition, a private gated entrance and a 3-bay garage with a staff flat above ensures convenience and practicality, whilst surrounding fields offer a rural outlook.

This exceptional farmhouse-turned-contemporary treasure is an embodiment of harmonious living, where the past meets the present in a truly remarkable way.











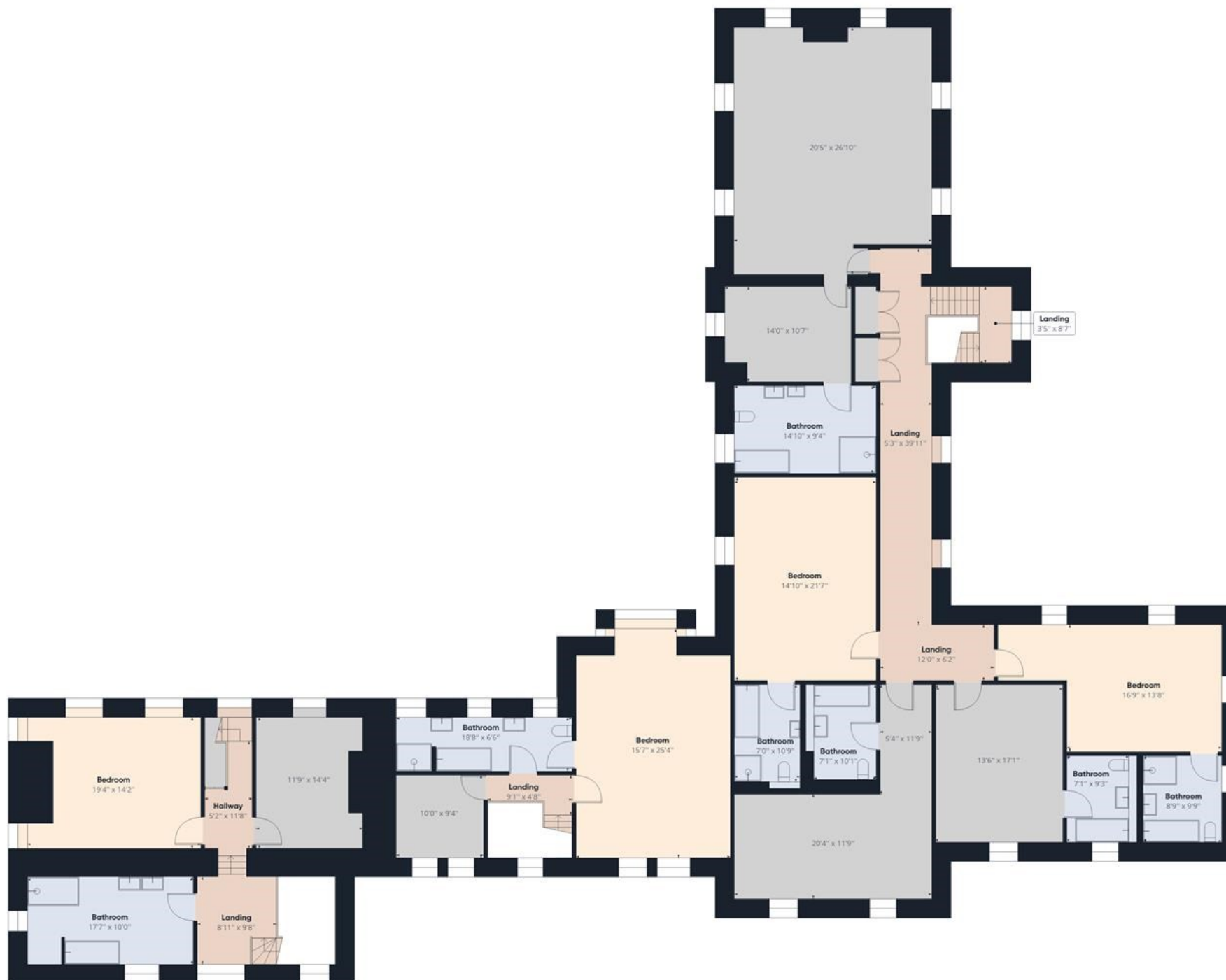
Approximate total area⁽¹⁾

4372.19 ft²

(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.

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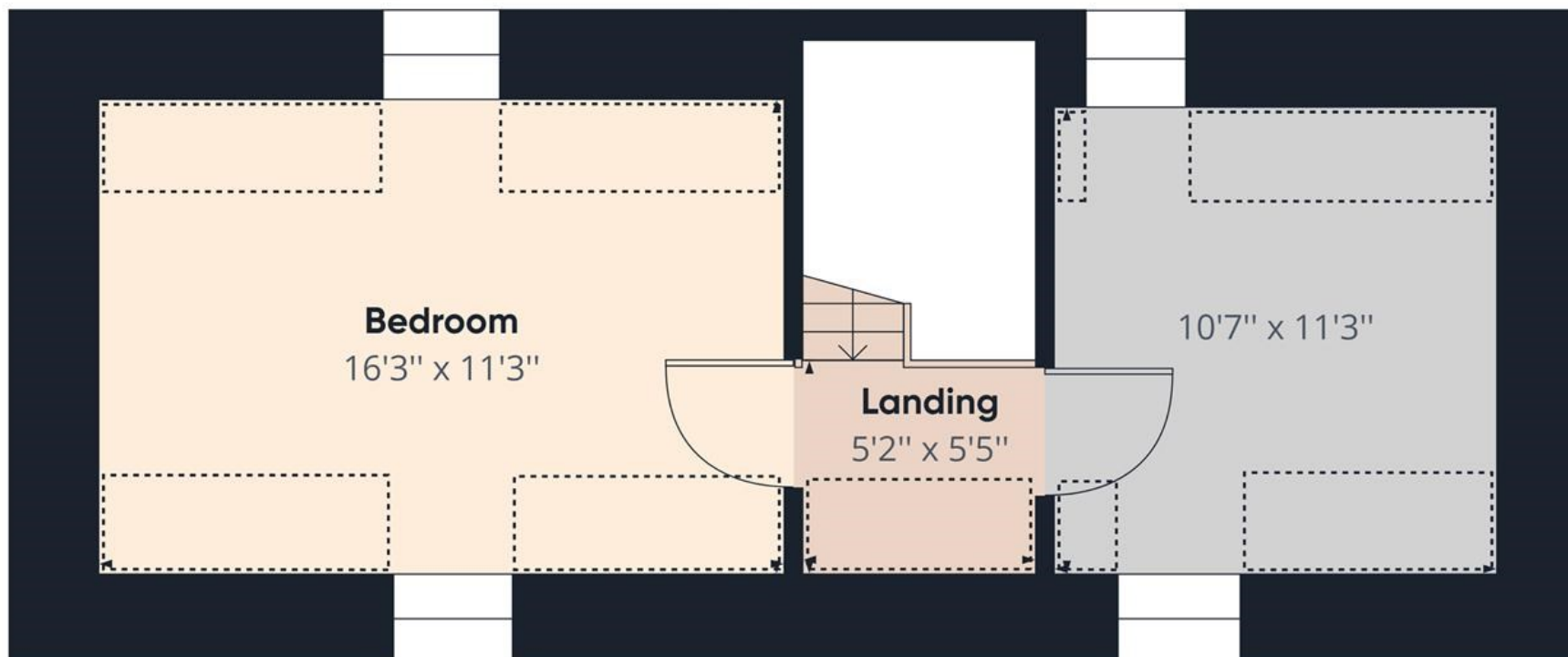
Approximate total area⁽¹⁾

3996.10 ft²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

336.81 ft²

Reduced headroom

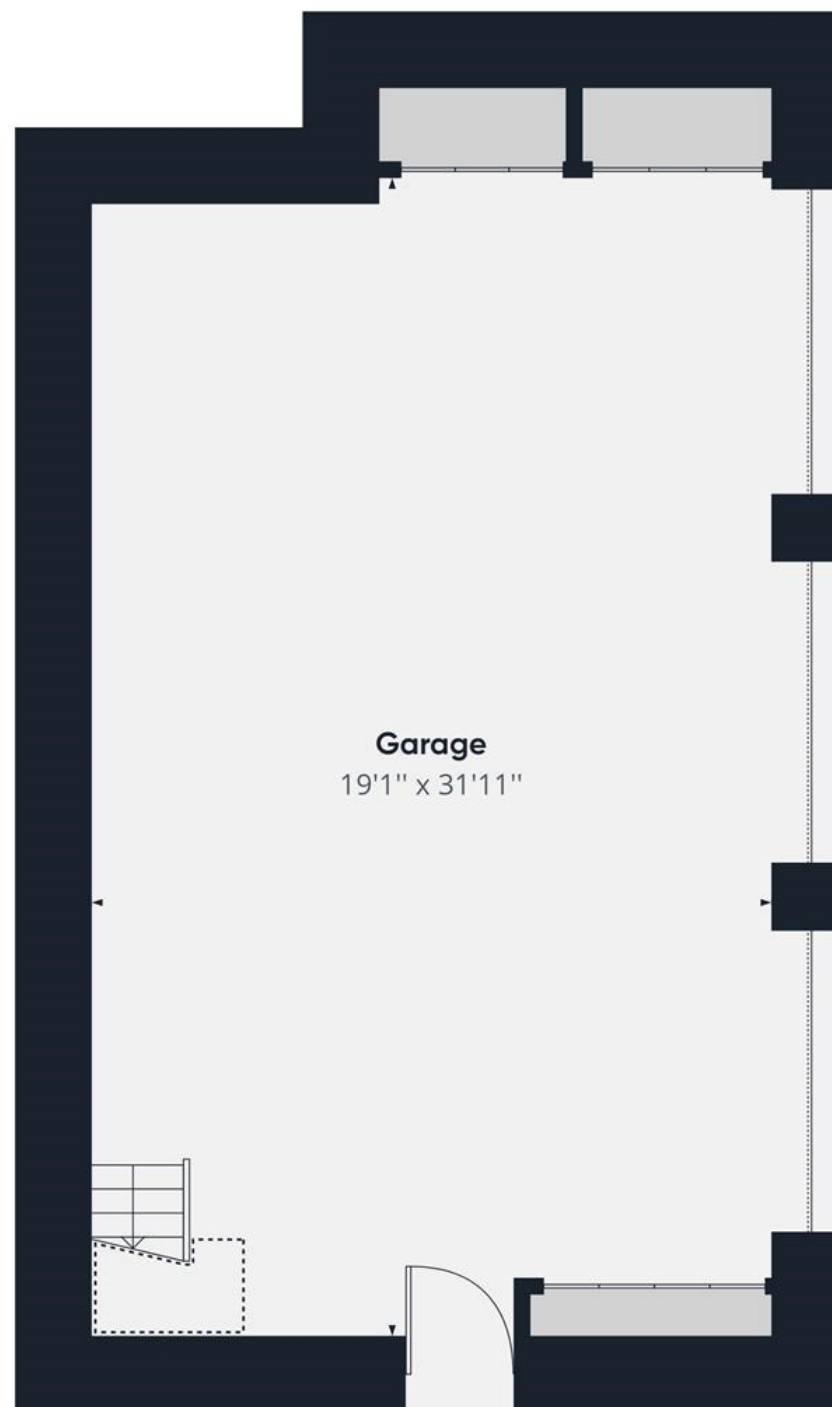
104.74 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Ground Floor Building 2

Approximate total area⁽¹⁾

658.11 ft²

Reduced headroom

16.13 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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Floor 1 Building 2

Approximate total area⁽¹⁾

414.33 ft²

Reduced headroom

102.73 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Outside

Newly laid mains water and drainage.

Borehole water feeding an irrigation system for the garden.

Newly laid sewers down to St Aubin.

Oil fired central heating by way of underfloor heating.

Air ventilation system to move warm air around the house.

Pool heating via air source heat pump.

New Cat 6 cabling.

Services

Lawn areas at various points around the house.

A private, sunken pool courtyard that is very well sheltered and faces south-west.

The pool has a child safety cover, approximately 10m length.

Patio garden for the guest cottage overlooking surrounding fields.

Directions

From Woodbine Stores head towards Noirmont on La Route du Noirmont. Approx half a mile along turn left into La Rue de Haut. After about 400m pass a large property on the left called La Josseline and look for the next large entrance with a granite wall on the left signposted Eagles Rest. Turn up the drive here and keep left, look for the sign pointing to La Glinette.

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