



Bonaguil

La Rue De La Pallotterie
St. Martin
Jersey
JE3 6AR

£1,995,000

FC077

FREEHOLD - **DEVELOPMENT OPPORTUNITY** Bonaguil, a unique rural estate which offers a traditional Jersey farmhouse dating back to the early 17th century, is situated in the heart of St Martin. With plans passed for a full refurbishment, the main house has retained many original features and currently consists of five bedrooms and three reception rooms. The private front lawn, with a traditional Jersey apple crusher, leads to a lower woodland cotil, and if this were cleared, would allow the view to extend to St Martin's Church. Some of the stone used to build the main house was quarried from Les Ecrehous gneiss, making it one of only a handful in the island to have this special history.

Equally there is a large two storey granite barn, perfect for development (plans now submitted) which is surrounded by 9 verges of land to include an orchard planted with traditional Normandy cider apples. There is also a large 1950s greenhouse, traditional pigsties (used for storage) a large stone woodshed and other outbuildings. Parking for four to six cars is approached via the driveway to the rear of the house.

Both properties are fully double-glazed and well insulated. The main house has oil-fired central heating and an Aga. The ample land is suitable for a ground-source heat pump, or an air-source heat pump could be discreetly placed in the old pigsties. The house is on mains water with an extra mains supply to the barn, whilst a reliable deep well can supply non-potable water to the property. Planning permission remains for the demolition of most of the 1950s north extension, and reconstruction of the house on a bigger footprint to two floors with a new pitched roof. This will add a new kitchen/dining room on the first floor, with footbridge access to the back garden, and an ensuite bedroom and new utility.

Viewing is highly recommended by vendor's sole agent





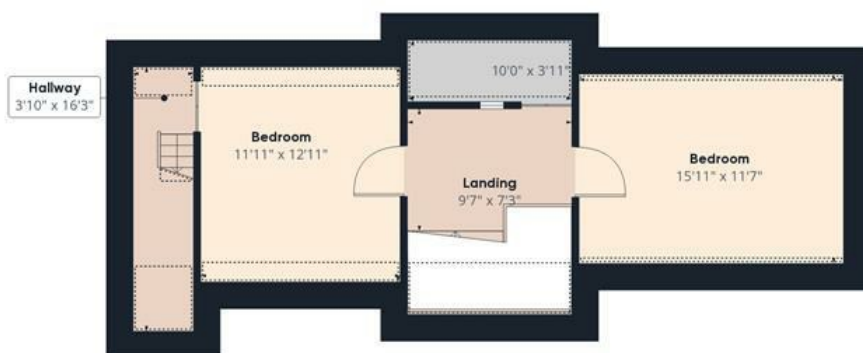




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2464.54 ft²

Reduced headroom

100.66 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Outside

Total plot around 9 verges/4 acres of land

4-6 parking on rear tarmac driveway

5.6 vergee orchard planted with Normandy cider apple trees

Services

Mains water supply to the house with an extra supply to the barn

Well-water also available for non-potable use

Oil-fired central heating

Plans passed for house & barn

Both properties are fully double-glazed

Directions

Proceed to St Martin's Church, turn down Grande Route de Rozel, then take the second left into Rue de la Pallotterie, property is on LHS

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