



# Mont a L'abbe Farm

La Grande Route de Mont a L'abbe

St. Helier

JE2 3HW

£3,999,000

FC041

FREEHOLD - SOLE AGENT - This amazing house has it all - privacy, a long sweeping drive, tennis court, swimming pool, lots of garaging, scope to extend and land!!

A beautiful 4 bedroom country estate sits at the end of a new and very long carriage drive and is surrounded by its own land. The house has a lovely open aspect and offers immense privacy, yet it is surprisingly close to the town centre, schools and colleges are no more than a 5-minute car journey.

Internally, some parts of the property require updating, however there is great potential to extend and create something amazing. The current property measures circa 4,259 sq.ft and offers 4 reception rooms downstairs and cloakroom with a utility room, whilst upstairs there 2 en-suite bedrooms, 2 additional double bedrooms and house bathroom.

There is an all-weather tennis court as well as a heated swimming pool, beautiful gardens, orchard, agricultural land and paddock covering approximately 10 acres.

The current owner is a avid car collector and surplus garaging for up to 9 cars next to the swimming pool could easily be converted into a pool house with guest accommodation if required.

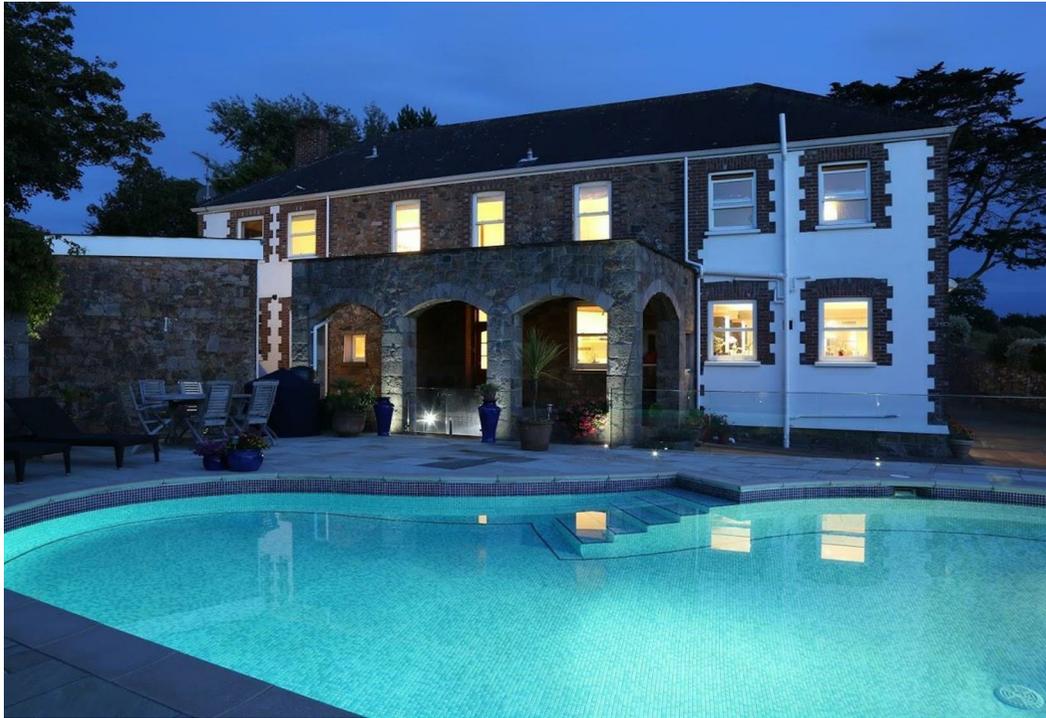
In terms of absolute privacy, Mont a L'abbe Farm is one of the best value estates on the Island.













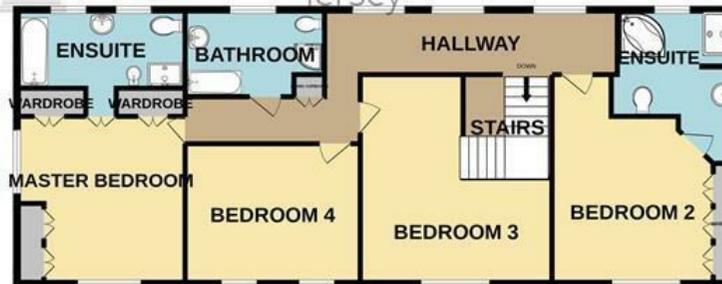


GROUND FLOOR  
2841 sq.ft. (263.9 sq.m.) approx.



1ST FLOOR  
1418 sq.ft. (131.7 sq.m.) approx.

FINE & COUNTRY  
Jersey



TOTAL FLOOR AREA : 4259 sq.ft. (395.7 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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**Outside**

10 Acres of land to include equine, agricultural and domestic.  
Outdoor heated swimming pool.  
Recently refurbished tennis court.  
Lovely lawned gardens, orchard with apple trees and beautiful mature shrubs and flowers.  
5 Car garage, 4 car garage, plus ample additional parking.

**Services**

Mains drains, Mains water and 3 phase electricity in the house.  
The swimming pool has oil fired heating.  
Plumbing provision in the 5 car garage ready for conversion.

**Directions**

Head up Queens Road, turn left before the JEC into La Grande Route de Mont A L'abbe. Pass the turning to Westview Hotel and pass the turning into Rue Fliquet. The property is located approximately 50 metres along on the left.

**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**

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