



# La Maison au Noyer

Oak Mews

La Route De Beaumont

St Peter

JE3 7BQ

£2,500,000

FC301

NON QUALIFIED/REGISTERED - This charming and spacious granite property is situated in a small hamlet in St. Peter's Village. Conveniently nearby, you'll find a local supermarket, M&S Food Hall, a primary and private preparatory school, restaurants, bars, and a post office.

Internally, the home offers generous living spaces, including an entrance hall, a sitting room featuring a fireplace and exposed beams, a large kitchen/diner with a stunning exposed granite wall, a sunroom, and a utility room. The ground floor also includes a cloakroom and a double bedroom with fitted wardrobes and an en-suite bathroom.

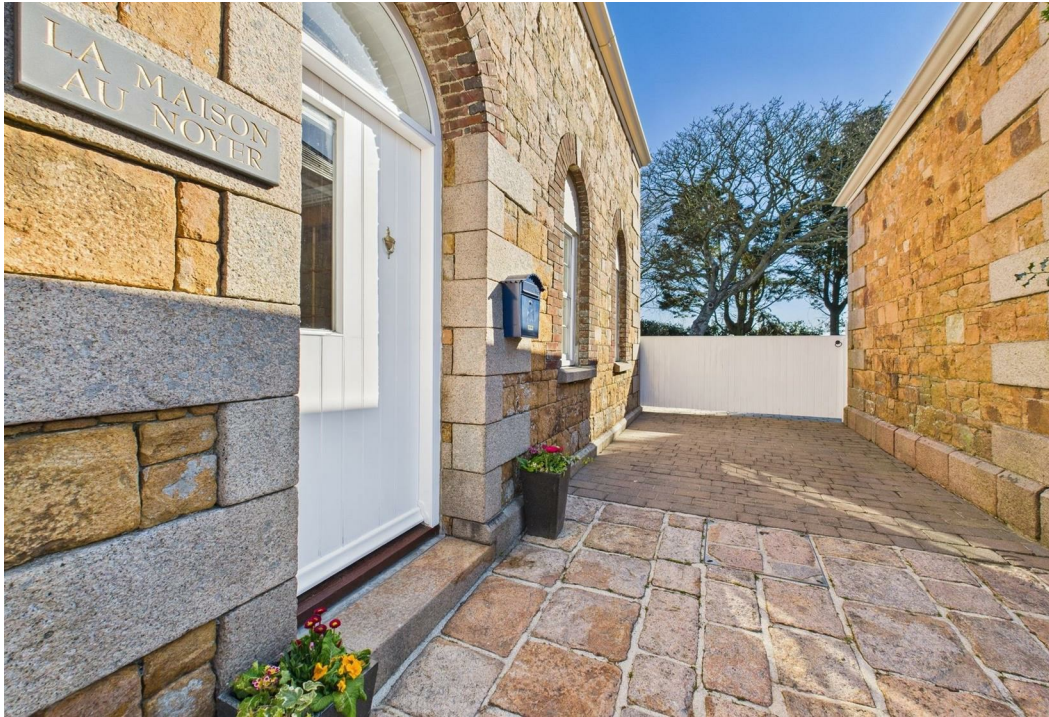
On the first floor, there are two additional double bedrooms, both with en-suite facilities and ample wardrobe space. There's also a versatile room that could serve as a study or nursery.

Outside, you'll find a patio and a spacious lawned garden, bordered by mature trees that offer excellent privacy. The garden also includes pigsties and an old WC/storage room. Adjacent to the garden, there's a detached Bake House with two rooms, offering potential for additional living space (subject to the usual planning permissions).

The property provides ample parking, with spaces for six or more cars: two designated spaces in the courtyard and four more in a separate parking area behind the white garden gate.

One of the distinct advantages of living in Jersey is its tax-friendly environment. Unlike the UK, Jersey does not impose death duties, Inheritance Tax, or other capital taxes, providing residents with financial peace of mind. Share Transfer.



















Ground Floor



Floor 1

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

2104.14 ft<sup>2</sup>

195.48 m<sup>2</sup>

**Reduced headroom**

30.75 ft<sup>2</sup>

2.85 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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.

**GIRAFFE360**

### Outside

Parking is available for 6 or more cars; 2 designated parking spaces in the courtyard, 4 spaces in a separately owned parking area and overspill parking behind the white gate to garden area.

A detached 'Bake House' with two rooms, which could be used for further living space or guest accommodation, subject to planning permission.

A south facing patio and lawned garden with mature trees and hedging.

### Services

Mains water and drains.

Oil fired central heating.

Part double glazed.

Grade 3 Listed.

Available to purchase by Non-Qualified residents.

### Directions

Heading west towards St Peter's Village, the Oak Mews development is located on the right hand side before The Star Bar and turning to the Co-Op. La Maison au Nouer is the last house at the end of the development.

### Call us on

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