



FINE & COUNTRY
JERSEY

Le Coin

Le Mont du Coin
St Brelade
JERSEY
JE3 8BE

£19,000,000

FC333

FREEHOLD – Le Coin is an extraordinary residence in St. Brelade, seamlessly marrying historical elegance with contemporary luxury. Set across 4-5 acres of landscaped grounds, this 11,682 sq/ft estate features a six-bedroom main house, a self-contained one-bedroom apartment, a two-bedroom cottage wing, a four-car garage, a tennis court, and a pool house. Additionally, two further cottages are available for purchase, ideal for guest or staff accommodation.

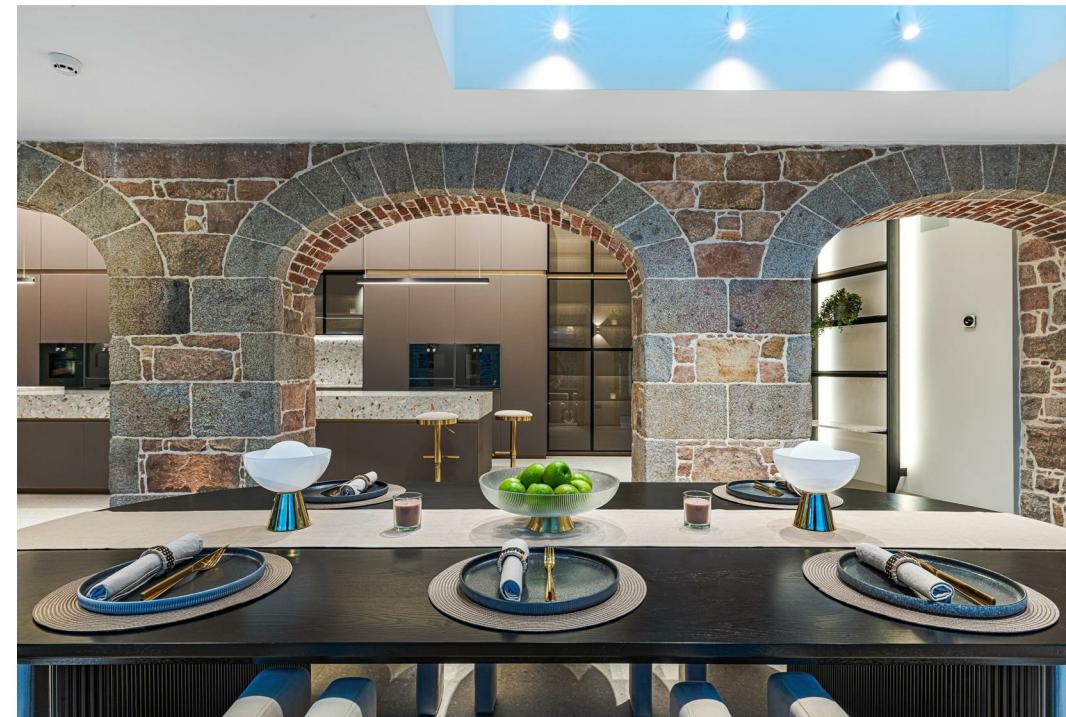
The primary suite is a haven of sophistication, boasting a vaulted ceiling, log fire, contemporary bathroom, and an expansive dressing room adorned with Italian furniture. Five additional bedrooms offer exceptional comfort. Historic granite archways from the original coach house frame the open-plan kitchen, dining, and lounge area, where soaring ceilings and sliding glass doors lead to a private courtyard. The kitchen is a masterpiece, showcasing Italian glass doors, marble worktops, and premium Gaggenau appliances.

A stylish bar seamlessly links the pool area and kitchen, creating an inviting entertainment space. A 2,000-bottle wine cellar is nestled within the entrance hallway, while a utility room, butler's kitchen, boot room, and shower room enhance functionality. Additional spaces include a cosy lounge, cinema room, playroom, and a home office.

Beyond the home, electric gates open to a sweeping driveway lined with manicured gardens and the tennis court. The private courtyard is a sanctuary, featuring a 14m x 6m heated pool with a safety cover, an outdoor sauna and shower, a fire pit, and a contemporary glass pool house with changing facilities, a lounge, and a bar. Designed for relaxation, the leisure wing includes a yoga room opening onto the pool area.

The estate's enchanting woodland glades and magnolia trees, immortalised in paintings by former owner Sir Francis Cook, enhance its timeless beauty.









GROUND FLOOR
5366 sq.ft. (498.5 sq.m.) approx.



APPENDIX
A.15. *See* *Table 2* *and* *Table 3* *above*.

1ST FLOOR
2691 sq.ft. (250.0 sq.m.) approx.



A 3D perspective floor plan of a large, modern house. The layout includes a central entrance hall, a formal living room, a dining room, and a kitchen with a breakfast nook. There are four bedrooms: a primary bedroom with an en-suite bathroom, two double bedrooms, and a single bedroom. The house also features a study, a sunroom, a laundry room, and a garage. The plan is color-coded with different rooms having distinct colors like orange, yellow, and blue.

2ND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 9731 sq.ft. (904.0 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

14m x 6m heated outdoor swimming pool with a load bearing child safety cover.
Pool house with bar, changing room and showering facilities.
Outdoor shower, sauna and fire pit with seating.
New 4 car garage with storage above, solid wood electric doors.
Tennis court, modern glass pavilion and veranda.
Two additional cottages and land adjacent to Le Coin are available for purchase, subject to negotiation.

Services

Oil under floor heating.
Mains water, septic tank and soakaway.
Formal gardens are irrigated.
CCTV and Sonos sound system.
Air conditioning in the kitchen, bar and yoga room.
Electric blinds.
Air source heat pump for the swimming pool.

Directions

Travelling up La Haule Hill, take the 3rd left and the property is the first on the left, use main entrance with black wrought iron gates.

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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.