



Holly Lodge

La Route De Vinchelez

St. Ouen

Jersey

JE3 2DB

£1,995,000

FC314

FREEHOLD - An impressive and spacious family home, spread over three floors and built from distinctive pink Jersey granite. Perfect for a growing family, this home blends traditional charm with modern living in a highly sought-after location near St. Ouen's Village.

A welcoming hallway leading to various well-appointed spaces. A convenient cloakroom is just off the hall, while the cozy snug offers a peaceful retreat. The large lounge is a highlight, featuring a characterful wood-burning stove—ideal for relaxing evenings. The heart of the home is the expansive country-style family kitchen, perfect for entertaining and day-to-day living, with ample space for dining and socialising.

Upstairs, the first floor houses three generous bedrooms, each complemented by its own bathroom, offering comfort and privacy for the whole family.

The second floor boasts two further bedrooms and two additional bathrooms. There's also a versatile extra room, ideal for a playroom, study, or accessible storage.

A double garage provides parking for up to four cars, ensuring plenty of space for vehicles or storage. The outdoor area features patios perfect for alfresco dining, along with a small, easily manageable garden—a lovely space to enjoy without the upkeep of larger grounds.

Situated just a short distance from the heart of St. Ouen's Village, this property offers both tranquility and convenience, with local amenities and beautiful surroundings close by. Just a short drive away is St Ouen's Bay.

This charming, character-filled home is ready to offer a wonderful lifestyle to its next owners.



















Ground Floor



Floor 1

Approximate total area⁽¹⁾

3531.21 ft²

Reduced headroom

132.5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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



Floor 2

Outside

Double garage and driveway parking for 4 cars

Communal visitor parking

Service charge of approx. £300pa for maintenance of communal areas and communal lighting

Services

Mains water and drains

Wet electric underfloor heating to ground floor areas

Radiators to other floors

Underfloor heating to bathrooms

Directions

Drive through St Ouen's Village, pass La Route du Trodez on the left, pass the turning for Greve d L'ecq on the right and Holly Lodge is located around 20m along in the small development on the left hand side.

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