



# La Chaumiere 29 Pied Du Cotil

St. Andrews Road

St. Helier

Jersey

JE2 3JF

£995,000

FC134

SHARE TRANSFER - Welcome to your perfect family retreat on Pied Du Cotil, located on the edge of town with breathtaking panoramic views of the sea and countryside. This five-bedroom, five-bathroom home offers an ideal mix of space, versatility, and natural beauty, making it the perfect place to settle in.

Upon entering, you'll be greeted by a bright, inviting atmosphere that flows effortlessly throughout the entire home. The spacious lounge/diner, featuring a charming wood-burning stove, creates a cozy setting for family gatherings and relaxation. Double-glazed doors open onto a south-facing, tiered garden, flooding the space with natural light and providing easy access to outdoor entertaining areas.

The kitchen is seamlessly connected to the lounge/diner and leads to a practical utility room and cloakroom, enhancing convenience for everyday living. A separate reception room off the entrance hall offers additional flexibility, ideal for use as a second living room, playroom, or office. From the hallway, you can also access a self-contained one-bedroom unit with a separate fitted kitchen, bathroom, and double bedroom, plus its own entrance to a private courtyard.

Upstairs, you'll find four generously sized bedrooms, each with its own ensuite bathroom, providing the utmost comfort and privacy. The master bedroom features a south-facing balcony with sweeping views over St. Aubin's Bay—perfect for relaxing and taking in the coastal scenery. The master suite also includes an adjoining room that can serve as an office or walk-in wardrobe, tailored to suit your lifestyle.

For those who love outdoor living, the property offers a magnificent roof terrace, accessible from the bedroom suites, where you can enjoy spectacular sea views. The terrace also features an outdoor bar—ideal for entertaining or simply unwinding with a drink while enjoying the surroundings.

Ample parking is provided with space for up to six vehicles and a single garage, offering plenty of room for









Ground Floor

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

1840.53 ft<sup>2</sup>  
170.99 m<sup>2</sup>

Reduced headroom

54.4 ft<sup>2</sup>  
5.05 m<sup>2</sup>



Floor 1

(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**

Patio gardens to the front and rear

Panoramic sea and rural aspect views

Single garage and five parking space

**Services**

All Mains services

Double glazed throughout

**Directions**

Turn into Route es Nouaux (next to First Tower School) from La Route De St Aubin, take the third left into Pied Du Cotil, no 29 is the fifth house on the right.

**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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