



SIGNATURE PORTFOLIO

Thornwood

Le Petit Catillon
Grouville
JE3 9HA

£2,600,000

FC155

FREEHOLD - A truly exceptional home positioned in an elevated rural setting, enjoying far-reaching views towards Mont Orgueil Castle and the French coast. Owned by the same family for over 20 years, the property has recently undergone full redecoration to an excellent standard. Generous, light-filled rooms create an immediate sense of space. The front door, approached from a substantial parking area, opens into an impressive entrance hall with all principal living accommodation on this level. A newly installed picture window captures the panoramic outlook, while fully glazed doors lead onto a superb balcony terrace. The main house offers four double bedrooms, two with en suite facilities along with two studies. All bedrooms enjoy direct access to the exterior and are arranged at ground-floor level. At the end of the garden sits a detached two-bedroom cottage, converted from an original granite barn. Offering over 800 sq ft of stylish, modern accommodation, it is ideal for guests, holiday use or rental income. The mature gardens are beautifully maintained and exceptionally private. The property is just a short walk from the scenic Queen's Valley Reservoir, offering picturesque walks and tranquil surrounding, a wonderfully private yet convenient location.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3447 ft²

320.1 m²

Reduced headroom

48 ft²

4.5 m²



Ground Floor Building 2



Floor 1 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

Mature gardens
Terraces off main lounge & bedrooms
Double garage
Driveway parking

Services

All mains
Oil fired central heating to house

Directions**Call us on****01534 888855****jersey@fineandcountry.com****www.fineandcountry.je****5 King Street, St Helier, Jersey, JE2 4WF**

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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.