



FC117

**NO 1 MONTROSE VILLA LA RUE DE ST AUBIN, ST
LAWRENCE, JERSEY, JE3 1LN**

Asking Price

£850,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD -Set within the peaceful, tree-lined grounds of Millbrook Park, this spacious home offers a rare chance to enjoy multi-generational living or create a valuable rental income. Accessed through electric gates and a private driveway, the property includes a double garage and parking for four vehicles, making it both practical and secure. With sympathetic modernisation, it has the potential to become a beautifully updated family home, further enhanced by its fully self-contained one-bedroom unit.

The main house features bright, generous rooms with large windows that fill the space with natural light. The living room is a standout area, complete with near floor-to-ceiling bay windows, high ceilings, a character fireplace, and bifold doors opening into the kitchen/diner. The kitchen provides ample worktop space, room for dining, and useful built-in storage.

The first floor offers two double bedrooms, both with fitted wardrobes and white shutters, one benefitting from a charming traditional fireplace. The family bathroom is full of character, featuring stained glass windows, a freestanding bath, and a walk-in shower.

On the second floor are two further double bedrooms, each with exposed beams and classic features. The primary bedroom also includes fitted wardrobes, eaves storage, and an attractive exposed white brick wall.

The lower level houses a separate one-bedroom unit with its own entrance and internal access. This unit includes a kitchen/living room and a double bedroom with exposed brickwork and a feature fireplace, making it ideal for guests, relatives, or rental use.

Residents enjoy 24/7 access to Millbrook Park Gardens and lovely sea views over St Aubin's Bay. Located within the Les Quennevais school catchment and close to excellent bus routes and the cycle track, the home sits in one of Jersey's most desirable areas. Please note: the garden belongs solely to the main house, and the rear extension is a separate dwelling not included in the sale.

Outside

Double garage + parking for 4 cars

24 hour access to Millbrook park

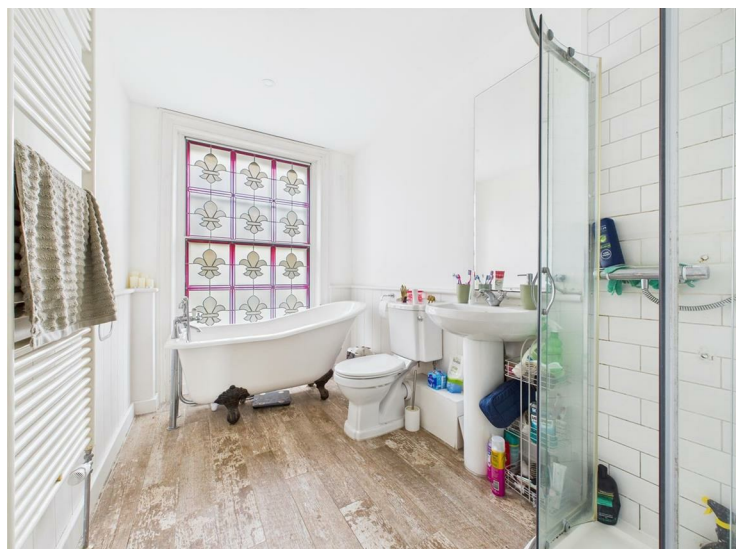
Close to all amenities, on the number 15 bus route.

Services

All Mains except Gas.

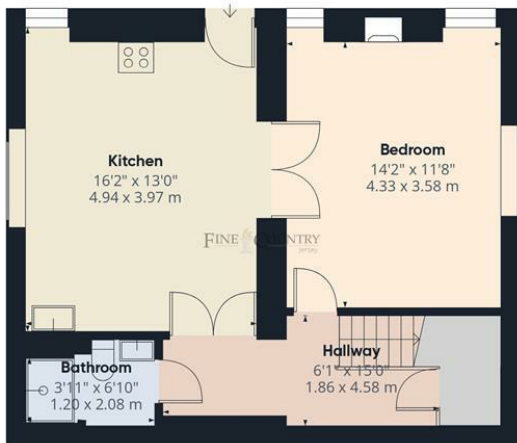
Directions

No 1 Montrose is on La Route de Saint-Aubin next to the entrance to Millbrook Park.

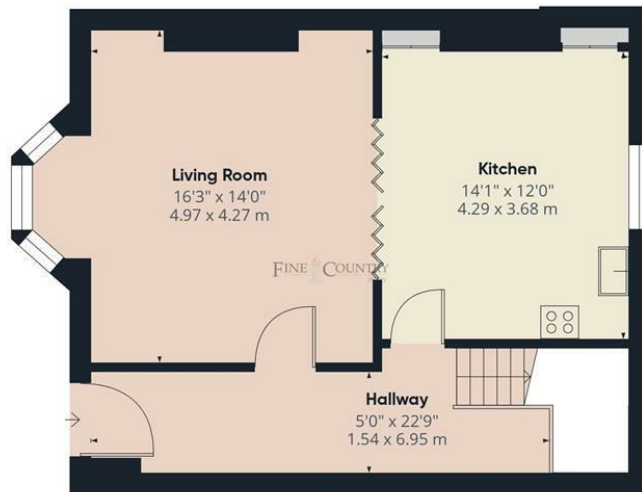








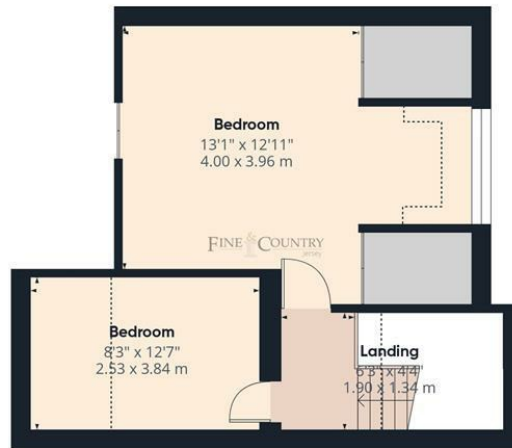
Lower Ground Floor



Ground Floor



Floor 1



Floor 2

FINE & COUNTRY
Jersey

Approximate total area⁽¹⁾

2001 ft²
185.9 m²

Reduced headroom

51 ft²
4.7 m²

(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

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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.

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