



FC291

TAHITI VILLA LA RUE DU CREUX BAILLOT, ST. OUEN, JERSEY, JE3 2DR

Asking Price
£1,595,000

Property details

FREEHOLD - Located in a highly desirable area of rural St Ouen, this lovingly cared-for home has been owned by the same family for over 36 years. The spacious layout offers a seamless flow, featuring 4 impressive reception rooms. There is a large kitchen/diner with a multi-fuel stove, bespoke fitted kitchen, dining area and striking electric AGA, with 2 sets of sliding doors leading to a private west-facing garden. From the kitchen to the East, the modern sunroom/ orangery provides a peaceful view of the field opposite and has been fitted with an electric sunshade for comfort during the sunnier months. The expansive and bright living room, plus separate office/snug behind, both add to the flexibility this home can offer to new owners. Equally there is a generous rear hallway, which could be used as a study or craft area, and across the back of the property there are 4 sets of large sliding doors in total, all leading to the mature lawned garden, wide lateral deck and various patio spaces. On the first floor, there are four double bedrooms, each with fitted wardrobes (the second is currently used as a dressing room,) a family bathroom and the master also has a new en-suite shower room.

Outside, the ample and tranquil wrap-around garden features multiple areas to enjoy the sun all day long, surrounded by mature landscaping and beautiful areas of shrubbery. There is also a generous shed in the corner of the garden, as well as 2 secure patios either side of the gable ends which provide further external storage. For those interested in outdoor pursuits, the adjacent 1.36 vergee agricultural field is ideal for keeping a pony, growing vegetables, or similar activities. The property is accessed by a long driveway which opens out to parking for 6+ vehicles and is marked by a stunning mimosa tree. For those wanting to live in the West and enjoy a spacious, private family home with a really beautiful sunny garden, this property is a must-see.

Outside

Oil-fired central heating with underfloor heating downstairs

Multi-fuel stove in the corner of kitchen/diner, plus an electric Aga

Mains water in & large septic tank under separate patio area (annual free empty)

Well-water available on an electric pump for watering the garden & any power-washing/ car cleaning

Services

East-facing field measuring 1.36 vergees with consent for equine, agricultural & horticultural use

Mature west-facing rear garden, beautifully planted & laid to lawn with a large lateral deck

Ample driveway parking for 6+ cars

Directions

Proceed past the turning for Jersey Hospice shop on RHS, take the next right along Verte Rue, then turn right again onto La Rue de la Capelle and property is 100m further on RHS







Ground Floor

FINE & COUNTRY
Jersey

Approximate total area⁽¹⁾

2090.16 ft²

194.18 m²

Balconies and terraces

$$690.5 \text{ ft}^2$$

64.15 m²

Reduced headroom

103.08 ft²

9.58 m²



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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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