



Little Court

La Route De Beaumont

St. Peter

Jersey

JE3 7BQ

£2,495,000

FC025

NON QUALIFIED/REGISTERED - Situated in the heart of St. Peter's village, this stunning converted mews home stands as the centerpiece of the development, featuring a striking facade of dressed granite and an impressive entrance. Access is granted through large timber coach doors, leading to a bright hallway filled with natural light, characterised by a vaulted ceiling, elegant granite flooring, and oak accents.

Double doors lead into a spacious sitting room adorned with high ceilings, dual south-facing windows, and a beautiful marble fireplace. Further double doors open to an expansive kitchen/dining room measuring 27'2" x 15'1", showcasing a vaulted mono-pitch ceiling and an exposed granite wall. Frameless glass doors seamlessly connect the indoor space to an inviting courtyard, perfect for outdoor entertaining.

Returning to the hallway, a door leads to a generous en-suite bedroom or a versatile secondary reception space. The ground floor also includes a cloakroom and a storage cupboard.

The first-floor minstrels' landing offers a charming view through a full-height glazed panel and a circular window, accented by an exposed granite wall. This area serves as an ideal multi-purpose space, perfect for a home office or reading nook. The primary en-suite bedroom features a dressing room and a recently upgraded shower room, while the second en-suite bedroom includes both a bath and shower.

Outdoors there is a well-proportioned garden that sets this property apart. Surrounded by lush greenery, this delightful garden includes a swimming pool, a summerhouse/garden room/office with an insulated roof, and a plant house for the saltwater pool.

One of the distinct advantages of living in Jersey is its tax-friendly environment. Unlike the UK, Jersey does not impose death duties, Inheritance Tax, or other capital taxes, providing residents with financial peace of mind.











Ground Floor

Approximate total area⁽¹⁾

1950.1 ft²

Reduced headroom

28.74 ft²



Floor 1

(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

Outside

Parking for two.

Good size garden with lawn and well established flower beds.

Swimming pool with a salt chlorinator.

Summer house.

Services

All mains

Electric boiler central heating.

Under floor heating in bathrooms.

Air source heat pump for swimming pool.

Directions

Driving through St Peters Village from St Helier, Little Court is on your right hand side just before the Topsy Toad Restaurant

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