



Marais a la Cocque

La Rue De La Marais A La Cocque
Grouville
Jersey
JE3 9AT

£3,750,000

FC036

FREEHOLD - A beautiful 4,000 sq.ft 2-generation family home, situated on a peaceful green lane in Grouville, that exudes timeless elegance. A long driveway encircles the duck pond, and serves as the centrepiece of the property's grand entrance.

The main part of the house dates back to 1860, and offers traditional well maintained accommodation. Boasting two large reception rooms, both with functional fireplaces, 4 double bedrooms, a house bathroom, shower room, and a principle suite with en-suite and walk-in wardrobe. The older part of the property offers a large kitchen/diner with a beautiful granite fireplace and Aga. From here is access to additional space which has, until recently, been used as a nursery school. This part of the house has its own large garden that could easily be incorporated back into the main garden. The area is spacious enough to create additional accommodation if necessary (subject to the usual requirements), however there is already a separate first floor 2-bedroom apartment which would be perfect for family, guests or an additional income. The apartment is completely self contained and has its own private driveway and entrance.

The house is set amongst private, picturesque greenery of mature, well stocked gardens, that have been planted by the present owners and has been lovingly cultivated for nearly half a century. A heated outdoor pool creates a lovely haven amongst the trees and behind this is a large 7 vergee field that feels like a natural extension of the land. The front garden offers a peaceful courtyard setting, perfect for family gatherings and accessed from the kitchen.

A separate garage block, workshop, store and ample parking not only enhance the functionality of your property, but also offer versatility to support a variety of lifestyles and interests.

An enchanting family residence offering endless possibilities for modern family living.











Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
3516.62 ft²

Reduced headroom
103.44 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Outside

Grade 3 listed

Separate double garage block with workshop and store. Ample parking.

Beautiful, well stocked, mature gardens with a duck pond.

Outdoor heated pool.

7 vergee field.

Services

Oil fired central heating and oil to heat the Aga.

Borehole water with an ultraviolet treatment plant.

Well water for the garden.

Drains via pumping station to the main road.

All fires are functional apart from the kitchen which is blocked.

Pool is heated by bottle gas.

Directions

Travelling east along St. Clements Inner Road continue until you pass through the crossroads at Fauvic near Holme Grown. Take the next turning on the left into La Rue du Parcq after the crossroads at Fauvic House (which makes the corner). Continue until you pass the granite pump on the right hand side and the entrance to Marais a la Cocque is next on the right with a wooden gate.

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