



# Edgefield

Le Vieux Beaumont

St Peter

JE3 7EA

£5,600,000

FC126

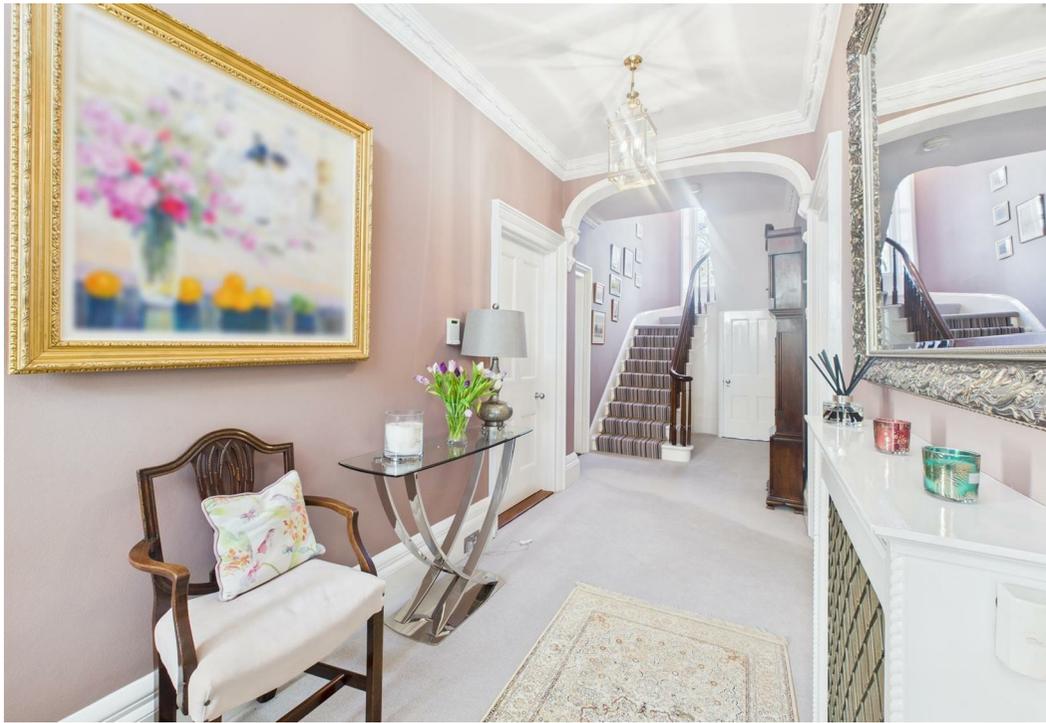
FREEHOLD - Welcome to Edgefield, an exceptional country estate set within a peaceful and private rural setting. sympathetically updated by the current owners, the property combines bespoke contemporary features with the timeless character of a historic home.

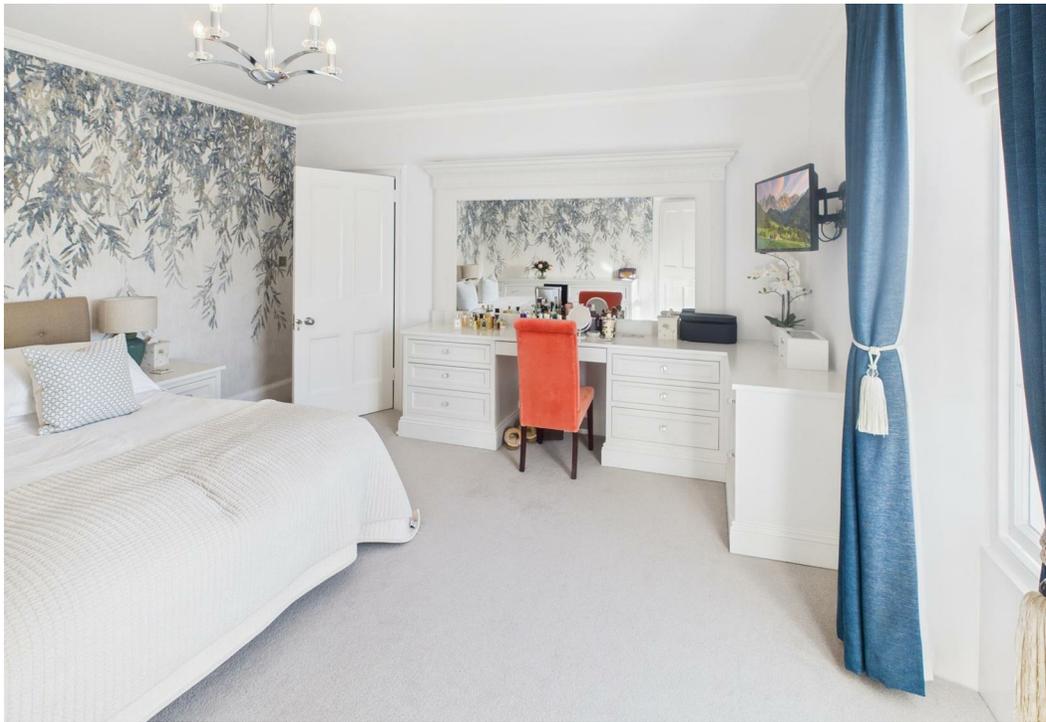
Arranged over four generous floors, the main house offers a series of beautifully proportioned reception rooms, all filled with natural light through large windows and enhanced by high ceilings. Many original features have been thoughtfully retained, including moulded architraves, decorative plasterwork, wall panelling and striking period fireplaces. At the heart of the home, a bespoke kitchen provides the perfect space for family life and entertaining, enhanced by a Sonos sound system and offering direct access to a lower-level games room, also fitted with Sonos, and an elegant orangery overlooking the gardens.

The principal residence boasts six bedrooms, including a newly completed principal suite featuring a walk-through dressing area and a luxurious modern bathroom. All other bedrooms enjoy ensuite facilities and built-in wardrobes, ensuring comfort, privacy, and practicality for family living.

Complementing the main house is a charming detached two-bedroom cottage, ideal for guests, extended family, or staff accommodation. The cottage features a bright open-plan living space that takes full advantage of the pitched roof, with a modern fully integrated kitchen and a lounge area. There is one bedroom on the ground floor and one on the first floor, both with ensuite bathrooms.

Set within beautifully maintained grounds, Edgefield offers a rare combination of heritage, contemporary luxury, and flexible living. This is a truly distinctive estate, perfectly suited to the lifestyle that Fine & Country represents elegant, private, and effortlessly refined.

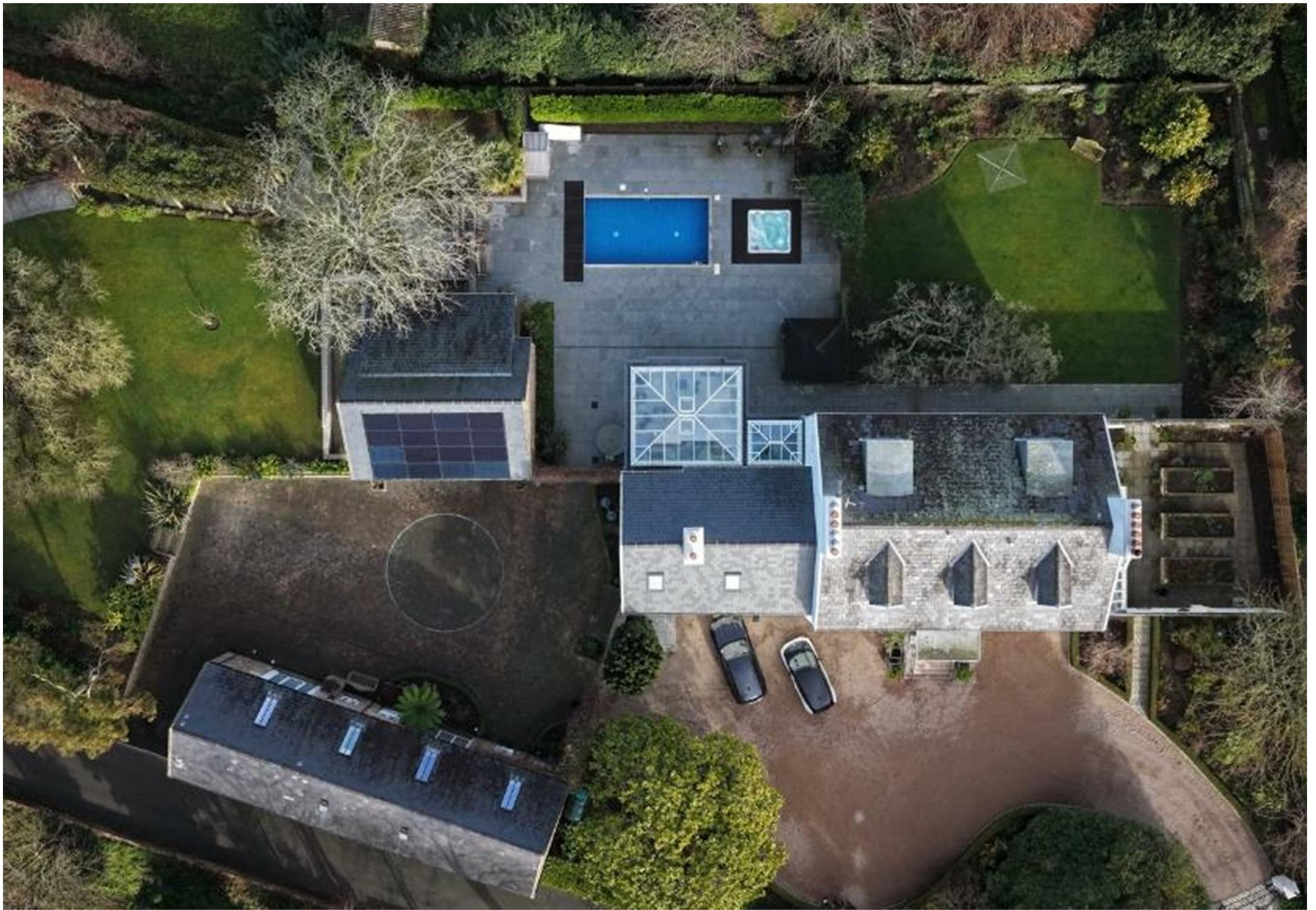


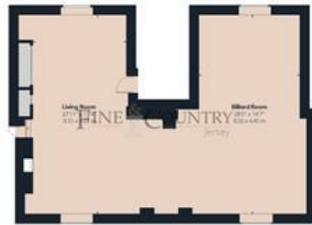












First Floor Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

6105 ft<sup>2</sup>

567.2 m<sup>2</sup>

**Reduced headroom**

149 ft<sup>2</sup>

13.8 m<sup>2</sup>

(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.

## Outside

A bespoke sunken swimming pool and hot tub provide a luxurious outdoor retreat, ideal for both relaxation and entertaining. The property benefits from two gated entrances, leading to gravel and blockwork driveways that offer ample parking for at least 6 cars and a double garage.

Set within beautifully manicured private grounds, the gardens feature expansive lawned areas complemented by well-designed patio spaces, perfect for outdoor dining, entertaining, and enjoying the peaceful surroundings.

## Services

All mains services. Oil-fired central heating serving the main house and barn, with a gas hob. Electric underfloor heating to the conservatory, kitchen, and barn/studio.

The home features solar panels and an electric vehicle charger, supporting energy efficiency and sustainable living.

Borehole water supply used for the garden. Air source heat pump providing heating for the swimming pool. Grade 3 listed property.

## Directions

Proceed up Le Vieux Beaumont, Edgefield is on your right hand side

## Call us on

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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.