LE MAISTRE
ESTATES



Vine House Le Mont de Gouray

St Martin, Jersey, JE3 6ET

£2,400,000

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UNDER OFFER WITH LE MAISTRE ESTATES - We are delighted to present Vine House, an exceptional four floor home in a prime Gorey Harbour position, enjoying truly panoramic views across Gorey Castle and the harbour. The property offers two large terraces and a balcony, all perfectly positioned to maximise the incredible outlook.
The accommodation is arranged over four levels and offers excellent flexibility. On the ground floor you will find a superb family room with modern kitchen, dinging are and lounge with wooden flooring and a fully fitted modern kitchen with range cooker. Bi folding doors open onto a decked terrace with glass balustrade and panoramic views across the harbour. This level also provides a utility room with guest WC, an additional storage cupboard and further built in storage. The property can also be accessed directly from the main road. This entrance has a welcoming hallway with tiled flooring leading to the landing and stairwell. The large reception room is includes an office, with wooden flooring. Patio doors open onto a further terrace with glass balustrade, with exceptional views.The upper floors provide excellent bedroom accommodation. The first bedroom level comprises two bedrooms, both with fitted wardrobes and en suite facilities. One benefits from a shower room with walk in shower, while the second offers an en suite bathroom with bath and shower attachment, vanity unit and fitted cupboards. The top floor is dedicated to a spacious principal suite, enjoying electric heating, patio doors to a balcony with panoramic views and an en suite bathroom featuring a roll top bath, vanity unit and fitted wardrobes. Having Gorey Harbour on your doorstep and direct access, Vine House is a rare opportunity in one of Jersey's most desirable coastal locations. Viewing is highly recommended.







Lower Ground Floor
Covered car port with parking for 1 to 2 cars dependant on size., large lock up storage cupboard & steps up to upper ground floor level and alfresco terrace.

Upper Ground Floor

Kitchen / lounge / dining 35'10" x 19'6" (10.94 x 5.95)
Spacious family room with wooden flooring throughout & incorporating the:

Kitchen with a range of high and low white wooden units with wooden worktops, tiled splashbacks & centre Island. Appliances include a range cooker with hobs and extractor over, stand alone fridge / freezer & integrated dish washer and microwave.

The lounge & dining areas benefit from a multi-fuel stove and bifold doors opening on to one of the fantastic alfresco entertaining areas enjoying views of the castle, harbour and sea beyond.

There is also a handy utility cupboard, boot & coat room, plant cupboard, cloakroom on this level with carpeted stairs leading to the first floor.

Terrace
Large terrace accessed from the family room with composite decking and glass balustrading ideal for alfresco living & entertaining and taking in the spectacular castle, harbour and sea views.

First Floor

Entrance Hall
Welcoming entrance hall accessed of La Mont du Gouray with door to study and sitting room. Carpeted stairs to lower ground floor and carpeted stairs to second floor.

Sitting room 14'3" x 12'11" (4.35 x 3.94)
Cosy sitting room with feature cornicing, wooden flooring and double doors opening on to another south facing sun terrace overlooking the harbour & sea beyond and views over the castle.

Terrace
Large terrace accessed from the sitting room with grey paving and glass balustrading ideal for alfresco living & entertaining and taking in the spectacular castle, harbour and sea views.

Study / bedroom 4 14'9" x 10'5" (4.52 x 3.18)
Great sized study with sea & harbour views, decorative cornicing & wooden flooring. This room was previously used as a fourth bedroom and is big enough to create an en-suite shower room if so desired.

Second Floor

Bedroom 1 14'10" x 12'10" (4.53 x 3.92)
Large double bedroom laid to carpet with the sensational harbour & sea views, plenty of built-in wardrobes & en-suite. Plantation shutters to window.

En-suite 11'6" x 5'0" (3.53 x 1.54)
Bath, WC, wash hand basin with mirror above and cupboards below and to two sides & heated towel rail. Amtico wood effect flooring. Window with plantation shutters.

Bedroom 2 11'6" x 10'7" (3.53 x 3.25)
Double bedroom laid to carpet with built-in wardrobes and plantation shutters to windows.

En-suite 7'8" x 4'8" (2.35 x 1.44)
En-suite shower room with shower, WC, wash hand basin with mirror above and heated towel rail. Plantation shutters to window.

Third Floor

Bedroom 3 16'1" x 14'9" (4.91 x 4.5)
Dual aspect double bedroom laid to carpet with double doors opening on to a standing only balcony taking in the amazing castle, harbour & sea views. Plantation shutters to windows & doors.

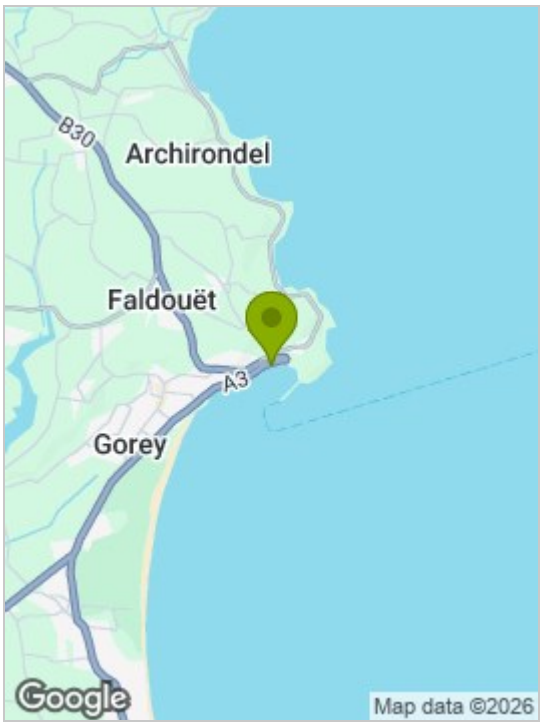
En-suite 10'8" x 9'8" (3.26 x 2.95)
Wall of built-in wardrobes, stand alone bath, WC, wash hand basin with cupboard below and mirror above plus heated towel rail. Amtico wood effect flooring & plantation shutters to window.

Parking
Parking for 1 to 2 cars dependant on size of car

Services
All mains excluding gas. Mains drains, mains water & electric heating.

Directions
Vine House is two doors up from Sumas Restaurant

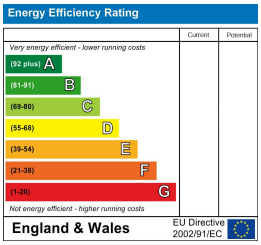
Area Map

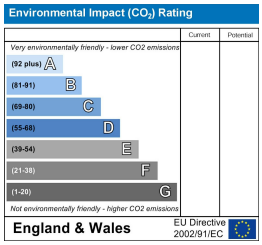


Floor Plan



Energy Efficiency Graph





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