LE MAISTRE ESTATES



Capelle House La Rue de la Capelle

St Ouen, Jersey, JE3 2DQ

Asking price £1,595,000

3 2 4

We are delighted to offer you Capelle House a detached very light and airy, spacious family home situated on a quiet lane in the popular Parish of St Ouen just a short stroll from all the amenities St Ouens Village has to offer.

Currently the ground floor of the property offers space and natural daylight in abundance ideal for family living and entertaining with a large dual aspect kitchen / diner, a great sized utility room, a house bathroom, breakfast room, conservatory, dining room and a very spacious 470ft2 lounge with modern granite fireplace and multi-fuel stove set within.

Upstairs the property offers access to a sun trap roof terrace through sliding doors, a dual aspect master bedroom with built-in wardrobes and furniture, two further double bedrooms, a WC and a house shower room.

The real game changer Capelle House has to offer is Planning permission has been granted to create a further 800ft2 of accommodation on the first floor offering a new master bedroom with dressing room, en-suite and balcony and a further double bedroom with en-suite and balcony balancing the ground floor and first floor offering.







Ground Floor

Entrance Hallway
Carpeted entrance hall with doors to ground floor bathroom, dining room & arched opening to breakfast room. Carpeted stairs to first floor.

Kitchen / Diner 27'6" x 10'5" (8.4 x 3.2)
Large dual aspect kitchen with plenty of natural light with a range of high and low kitchen units with granite work surfaces & tiled splash backs. Integrated appliances including microwave, double ovens, dish washer, induction hobs with extractor over and fridge. Windows overlooking front garden, side of property and double doors out to garden.

Breakfast Room 9'10" x 9'6" (3.01 x 2.9)
Breakfast room with wooden flooring and arched openings to hallway, dining room & kitchen plus doble doors to conservatory.

Dining Room 15'9" x 12'9" (4.81 x 3.9)
Dual aspect dining room with wooden flooring & windows overlooking both front and back gardens. Double doors to lounge, glazed door to hallway and arched opening to breakfast room.

Lounge 23'8" x 19'8" (7.23 x 6.0)
Spacious dual aspect lounge laid to carpet with multi-fuel stove set within a modern granite fireplace, sliding doors opening on to the front garden and windows overlooking rear garden and driveway. Double glazed doors to dining room.

Conservatory 20'0" x 12'1" (6.12 x 3.7)
Spacious dual aspect lounge laid to carpet with multi-fuel stove set within a modern granite fireplace, sliding doors opening on to the front garden and windows overlooking rear garden and driveway. Double glazed doors to dining room.

Bathroom 9'10" x 5'7" (3.0 x 1.71)
Fully tiled walls and floor. Bath, WC, wash hand basin with cupboards below and lit mirrored cabinet above, heated towel rail and frosted window.

First Floor

Landing
Carpeted landing with doors to master bedroom, bedrooms 2 & 3, WC & house shower room. Sliding doors out to flat roof terrace.

Master Bedroom 15'8" x 13'1" (4.8 x 4.0)
Large dual aspect double bedroom laid to carpet with built-in wardrobes and furniture & large windows overlooking front and rear gardens and fields beyond with distant sea views.

Bedroom 2 9'10" x 10'2" (3.02 x 3.1)
Double bedroom laid to carpet with overlooking rear garden and fields beyond with distant sea views.

Bedroom 3 10'4" x 9'10" (3.15 x 3.02)
Double bedroom laid to carpet with overlooking rear garden and fields beyond with distant sea views.

WC 5'9" x 2'7" (1.76 x 0.8)
Amtico wood effect flooring & fully tiled walls. WC and frosted window.

House Shower Room 8'8" x 6'3" (2.65 x 1.92)
Amtico wood effect flooring & fully tiled walls. Corner shower, wash hand basin with cupboards below & mirrored cabinet above, heated towel rail and built-in eaves cupboards. Velux windows.

Garage
Large garage with electric door.

Driveway
Tarmac driveway with parking for 5 cars

Gardens
Large secure rear garden laid to grass with planting, vegetable patch and large wooden workshop.
Spacious front / entrance garden mainly laid to gravel with paved areas.
Side garden / utility area laid to gravel. Bunded oil tank.

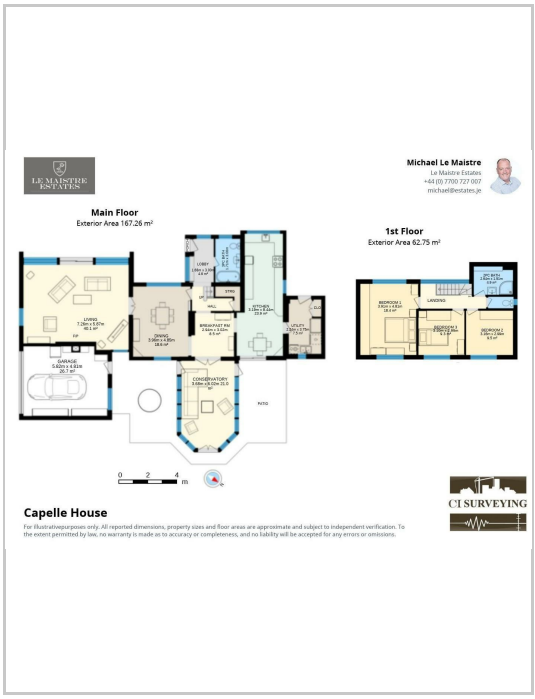
Services
All mains excluding gas. Mains drains, borehole water fully double glazed. A large water tank collects rainwater and is used to water the garden.

Directions
From St Ouens Village head towards Vinchelez. Just before the turning on the RHS to Greve de Lecq turn right into La Rue de la Capelle, Capelle House is the last property on your LHS.

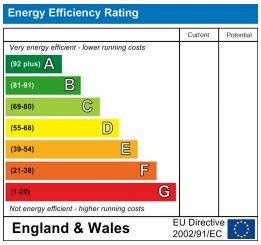
Area Map

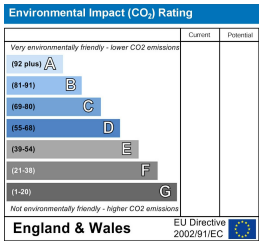


Floor Plan



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.