



Maison de Fontaines La Rue des Fontaines

St Martin, Jersey, JE3 6EF

Asking price £1,675,000



We're delighted to present Maison des Fontaines, a beautiful and spacious family home tucked away on a quiet green lane in the heart of St Martin, just a short stroll from all the village amenities. The property is in walk-in condition throughout and offers superb living space with an impressive entrance hall and galleried landing, a generous eat-in kitchen, and expansive lounge and dining rooms that are perfect for entertaining. Upstairs, the master suite impresses with vaulted ceilings, exposed beams, a walk-in wardrobe and dressing area, plus a luxurious en-suite bathroom complete with both bath and shower. There are three further double bedrooms and a modern house bathroom.

Externally, the property sits on a large plot with plenty of scope to extend further if desired. The garden is expansive, providing ample room for a swimming pool, tennis court, or both. A large double garage with storage above and a disused cottage (in need of renovation) offer additional potential, ideal for guest accommodation or a home office (subject to Planning). Notably, the property is not listed, is connected to mains drains, and has had previous applications approved (now expired), highlighting further opportunity for development.

This is a truly exceptional home combining rural charm with flexibility for the future.



Ground Floor

Entrance Hall 16'7" x 13'9" (5.06 x 4.2)

Welcoming split level entrance hall with mezzanine landing above, doors to kitchen, cloakroom & double doors to lounge. Carpeted stairs to first floor.

Kitchen 16'8" x 16'0" (5.1 x 4.9)

Contemporary classic kitchen with a range of duo-tone kitchen cupboards, quartz worktops and tiled splashbacks. The kitchen also features a large range cooker, integrated appliances including a dish washer, full height fridge, full height freezer, pull out bin drawer and all important larder cupboard. The large island with breakfast bar also boasts more storage, wine racks and a wine fridge.

Utility 8'4" x 8'3" (2.56 x 2.54)

Great sized utility with additional cupboards, work surfaces and sink & drainer.

Boot room 8'6" x 7'11" (2.6 x 2.43)

Handy room for boots and hanging coats

Store room 6'11" x 6'7" (2.12 x 2.02)

Additional room for storage

Side lobby 6'7" x 3'4" (2.03 x 1.02)

Additional entrance area

Cloakroom 6'11" x 3'7" (2.12 x 1.1)

Tiled floor & part walls with WC, wash hand basin with cupboards below & lit mirror above.

Lounge 35'1" x 16'7" (10.7 x 5.07)

Large dual aspect lounge with ornate cornicing and ceiling details, wood effect flooring and feature fireplace with multi-fuel stove. Large opening into the dining room.

Dining Room 25'7" x 17'8" (7.8 x 5.4)

Large dual aspect dining room with ornate cornicing and ceiling details & double doors opening on to the garden.

First Floor

Landing

Gallery landing laid to carpet with doors to Master Suite, bedrooms 2, 3 & 4, two airing cupboards and house bathroom.

Master Bedroom 17'7" x 13'11" (5.36 x 4.25)

Very light & airy treble aspect bedroom laid to carpet with vaulted ceilings and feature wooden beams.

Master Dressing Room 16'4" x 7'0" (5.0 x 2.15)

Great sized walk-in wardrobe & dressing room laid to carpet.

Master En-suite 16'2" x 6'6" (4.95 x 2.0)

Tiled floor and part walls. WC, large walk-in shower, bath, wash hand basin with cupboards below, heated towel rail and mirrored wall cabinet. Dormer window.

Bedroom 2 14'9" x 13'7" (4.5 x 4.15)

Double, dual aspect bedroom with built-in wardrobes.

Bedroom 3 20'11" x 8'2" (6.4 x 2.5)

Double bedroom with built-in wardrobes.

Bedroom 4 15'1" x 13'4" (4.6 x 4.08)

Large dual aspect double bedroom with built-in wardrobes.

House bathroom 13'7" x 7'4" (4.16 x 2.26)

Tiled floor & part walls. Shower, Jucuzzi bath, WC & wash hand basin with cupboard below.

Garage

Large double garage and workshop with storage above

Outbuilding / cottage

Detached cottage in need of renovation subject to planning.

Garden

Large gardens mainly laid to lawn with paved entertaining areas and planting. Plenty of space to install a swimming pool or tennis court or both.

Driveway

Parking for at least 8 cars plus garage parking

Services

All mains excluding gas. Oil fired central heating. Mains drains. Borehole water. NON-LISTED BUILDING.

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.

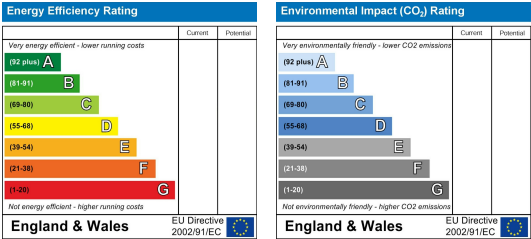
Area Map



Floor Plan



Energy Efficiency Graph



LE HOUGILLON, LA RUE DE LA PIECE MAUGER, TRINITY, JE3 5HW

TEL: 840818 · WWW.ESTATES.JE · INFO@ESTATES.JE

OUR HERITAGE, YOUR HOME