



## 50 Pied du Cotil La Ruelle Vacluse

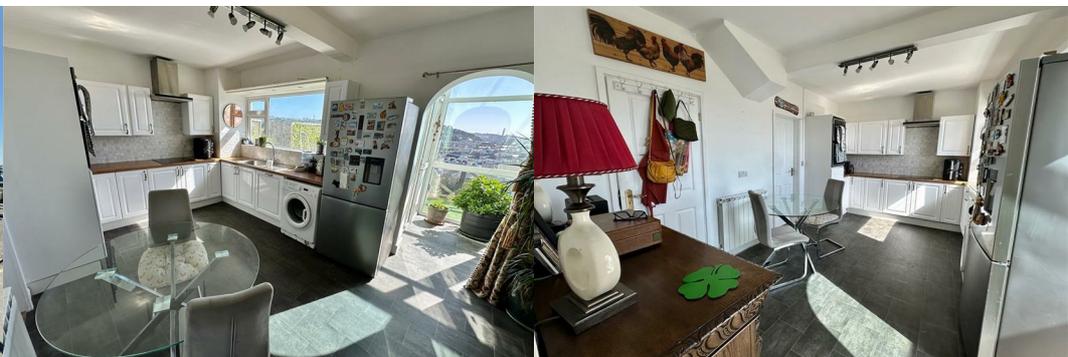
St Helier, Jersey, JE2 3JE

Asking price £1,075,000



We are absolutely delighted to present 50 Pied du Cotil, a rare two generation home offering exceptional potential and truly impressive views across Elizabeth Castle and St Aubin's Bay. Set in an elevated position on La Ruelle Vacluse, the property enjoys sea views to one side, open agricultural fields to the other, and peaceful green lane walks right on the doorstep. Now requiring modernisation, this is a superb opportunity to create a standout family home in an enviable setting. The main house is arranged over three levels. On the ground floor, a welcoming entrance hall with parquet flooring leads through to an eat in kitchen, opening into a cosy lounge with a wood burning stove and a bright sun room. Double doors from the sun room open onto a decked terrace, perfectly positioned to take in the outstanding sea views that can be enjoyed from all principal living areas. This level also provides two bedrooms, a house bathroom, a utility room and a further bedroom. The first floor offers three additional double bedrooms along with a second house bathroom. On the lower ground floor, a garden room with kitchenette and shower room opens directly onto the lawned garden, providing excellent flexibility for family living, guests, or hobby space. The annexe is equally spacious and comprises a well equipped kitchen, lounge and dining area, two double bedrooms and a house shower room, making it ideal for extended family, independent living arrangements, or additional accommodation.

Externally, the driveway provides parking for approximately four to five cars, with additional on street parking available. With its outstanding outlook, versatile accommodation and significant scope to modernise, viewing is highly recommended.



**Main House - Ground Floor**

**Entrance Hallway 15'8" x 6'5" (4.8 x 1.97)**

Welcoming entrance hall with parquet flooring, doors to kitchen, utility room & bedroom 4. Carpeted stairs to first floor.

**Eat-in kitchen**

Eat-in kitchen with a range of high and low white kitchen units with wooden worktops and tiled splash backs. Integrated double ovens, hobs with extractor over and dish washer. Tiled flooring & window overlooking bay. Openings to sun room & lounge plus door to entrance hall.

**Lounge 13'10" x 11'0" (4.23 x 3.36)**

Comfy lounge with parquet flooring and wood burning stove opening on to the sunroom which enjoys views over Elizabeth Castle.

**Sunroom 15'10" x 5'4" (4.85 x 1.65)**

Delightful sunroom enjoying panoramic sea views with tiled flooring and double doors opening on to the decked terrace.

**Utility room 8'4" x 6'10" (2.56 x 2.1)**

Handy utility room with window overlooking driveway.

**House bathroom 8'3" x 6'9" (2.53 x 2.08)**

Fully tiled walls & floor. Bath with screen & shower over, WC and wash hand basin with cupboard below. Frosted window.

**Bedroom 4 14'1" x 11'11" (4.3 x 3.65)**

Double bedroom with parquet flooring and large window overlooking the driveway.

**Main House - First Floor**

**Landing**

First floor landing with parquet flooring & doors to bedrooms, 1, 2, & 3, house bathroom & door to adjoined annexe.

**Bedroom 1 15'5" x 9'0" (4.7 x 2.75)**

Double bedroom with wood flooring, built-in wardrobes and large windows making the best of the panoramic sea views and views of Elizabeth Castle.

**Bedroom 2 13'10" x 10'11" (4.22 x 3.34)**

Large double bedroom with parquet flooring, built-in wardrobe and large window with sea and castle views.

**Bedroom 3 13'11" x 10'11" (4.25 x 3.35)**

Large double bedroom with parquet flooring, built-in wardrobe and large window with views over driveway and fields beyond.

**House bathroom 8'5" x 7'4" (2.58 x 2.25)**

Fully tiled walls and floor. Bath with shower over, WC & wash hand basin with mirror above. Frosted window.

**Main House - Lower Ground Floor**

**Garden room**

Good sized room ideal as a home office or additional rental unit with window overlooking the garden and the sea views beyond.

**Kitchenette**

Well equipped kitchenette for garden parties.

**Shower room**

Handy shower room and WC.

**Annexe - Ground Floor**

**Kitchen 9'0" x 8'7" (2.76 x 2.62)**

Kitchen with a range of high and low white kitchen units with laminate worktops & tiled splash backs. Integrated oven with hobs and extractor over. Stand alone fridge / freezer, dish washer & washing machine. Wood effect flooring and window with partial sea views.

**Lounge 13'1" x 12'9" (4.013 x 3.91)**

Good sized lounge with feature fireplace, double doors to kitchen, carpeted stairs to first floor & window overlooking the driveway.

**Annexe - First Floor**

**Bedroom 1 12'4" x 9'6" (3.76 x 2.9)**

Double bedroom laid to carpet with window overlooking driveway and fields beyond.

**Bedroom 2 12'7" x 8'4" (3.86 x 2.55)**

Double bedroom laid to carpet with window overlooking driveway and fields beyond.

**House bathroom 8'8" x 5'6" (2.65 x 1.7)**

Tiled floor & part walls. Shower, WC, wash hand basin with cupboard below & mirror above, heated towel rail and frosted window.

**Exterior - Garden**

Grassed area off lower ground floor with planting around.

Deck terrace off ground floor level accessed via the sun room enjoying the fantastic sea and castle views. Ideal are for alfresco entertaining.

All exterior areas can also be accessed by pathway to side of house.

**Exterior Driveway**

Private driveway with parking for 4 to 5 cars plus large garden shed. There is also roadside parking available.

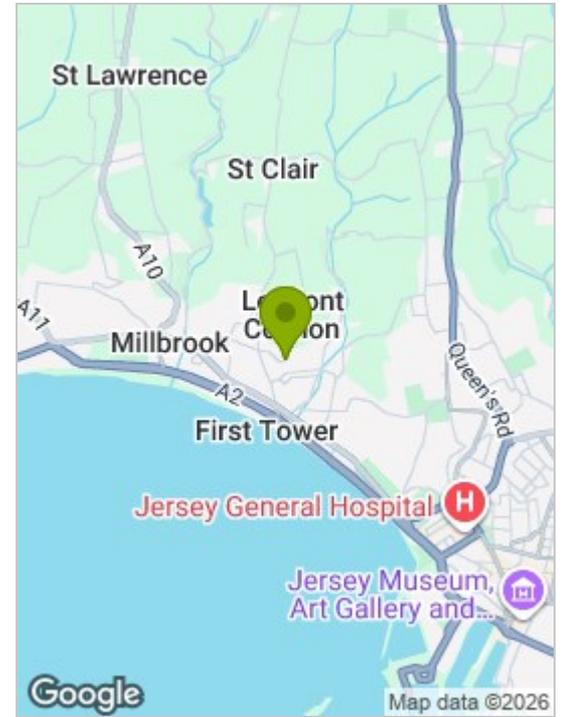
**Services**

All mains excluding gas. Mains drains, mains water, fully double glazed & oil fired central heating.

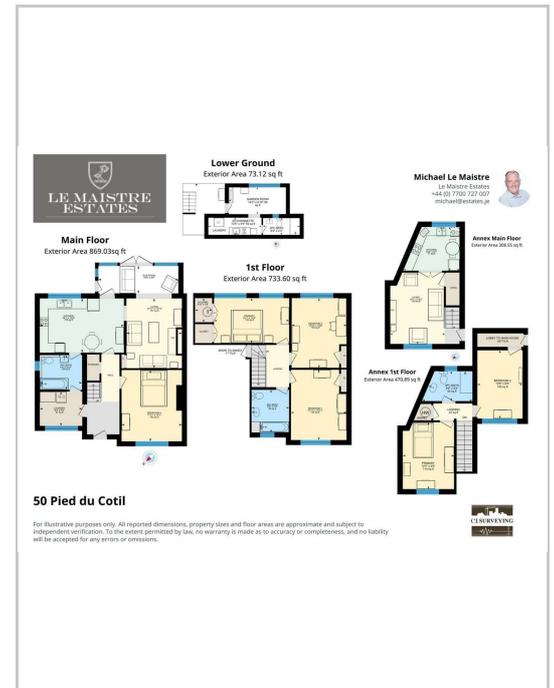
**Directions**

Travelling up Mont Cochon, turn right in to La Ruelle Vaucluse at Eulah House. Continue up road and 50 Pied du Cotil is on the entrance to Pied du Cotil on your RHS.

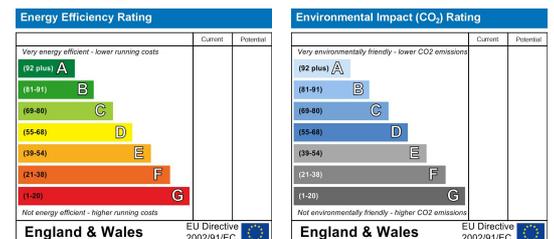
**Area Map**



**Floor Plan**



**Energy Efficiency Graph**



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