

HIGHCLIFF



6

BEDROOMS

7

BATHROOMS

8,537

SQ FT

18.0

ACRES

£10,000,000 ST. JOHN

A stunning restoration and refurbishment of Highcliff in St. John has transformed this traditional granite country estate, stables & paddocks into a striking and characterful family home with magnificent infinity sea views across 15 acres of land above Bonne Nuit Bay on the North coast of Jersey. The approach the DiCasa team have taken on this spectacular property is nothing short of a Herculean feat. Whilst trying to be acutely respectful to the original building, this complete refurbishment has produced a stunning and traditional, yet also strikingly modern in execution and finish. The former garage has been converted into a luxurious two-bedroom en-suite guest cottage for the possibility of multi-generational living whilst also offering fabulous detached home office accommodation if so desired. There is no doubt that Highcliff is one of a kind, set within gracious formal gardens, mature woodlands and natural coastal headland. A boundary pushing refurbishment set on a magical spot...



LIVINGROOM

The Channel Island Estate Agent























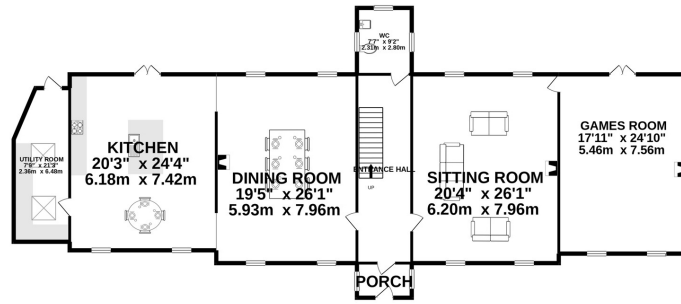




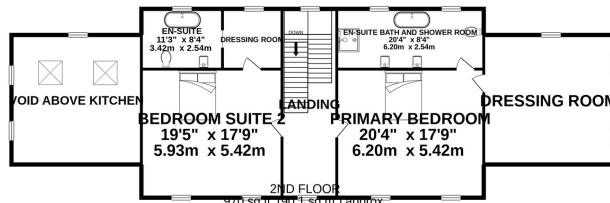




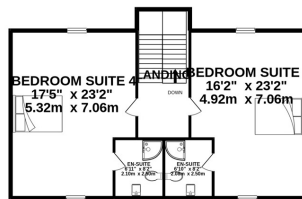
GROUND FLOOR
2425 sq.ft. (225.3 sq.m.) approx.



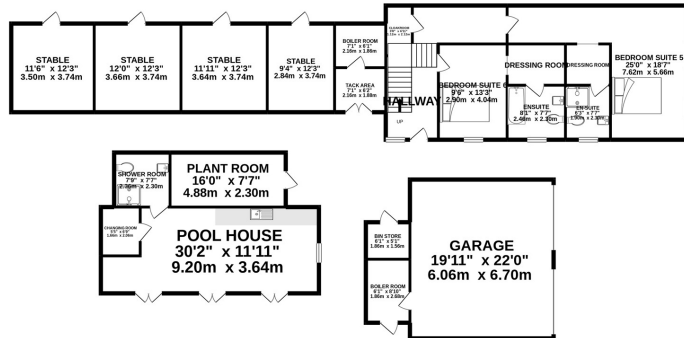
1ST FLOOR
1881 sq.ft. (174.8 sq.m.) approx.



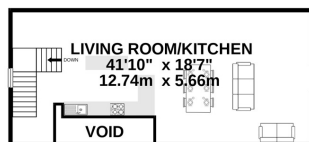
2ND FLOOR
976 sq.ft. (90.1 sq.m.) approx.



COTTAGE GROUND FLOOR
2474 sq.ft. (229.8 sq.m.) approx.



COTTAGE 1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 8526 sq.ft. (792.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

THE MAIN HOUSE

GROUND FLOOR

Porch	7'7 x 4'9
Entrance hall	7'7 x 26'1
Sitting room	20'4 x 26'1
Games room	17'11 x 24'10
Dining room	19'5 x 26'1
Kitchen/breakfast room	20'3 x 24'4
Utility	7'9 x 21'3

FIRST FLOOR

Landing	7'7 x 26'1
Primary bedroom suite including:	
Bedroom	20'4 x 17'9
En-suite bath and shower room	20'4 x 8'4
Dressing room	18'0 x 17'11
Bedroom suite 2 comprising:	
Bedroom	19'5 x 17'9
En-suite bathroom	11'3 x 8'4
Dressing room	8'3 x 8'4

SECOND FLOOR

Landing	7'4 x 17'11
Bedroom suite 3 comprising:	
Bedroom	16'2 x 23'2
En-suite shower room	6'10 x 8'2
Bedroom suite 4 comprising:	
Bedroom	17'5 x 23'2
En-suite shower room	6'11 x 8'2

GUEST COTTAGE

GROUND FLOOR

Entrance hall	
Bedroom suite 5 comprising:	
Bedroom	25'0 x 18'7
En-suite bathroom	6'3 x 7'7

GROUND FLOOR

Dressing room	6'3 x 5'9
Bedroom suite 6 comprising:	
Bedroom	6'9 x 13'3
Dressing room	8'1 x 5'9

FIRST FLOOR

Sitting/dining/kitchen	41'10 x 18'7
------------------------	--------------

POOL HOUSE

Entertaining room	30'2 x 11'11
Changing room	5'5 x 6'9
Shower room	7'9 x 7'7
Plant room	16'0 x 7'7

GARAGING

Double garage	19'11 x 22'0
Boiler room	6'1 x 8'10
Bin store	6'1 x 5'1

STABLING

Box 1	9'4 x 12'3
Box 2	11'11 x 12'3
Box 3	12'0 x 12'3
Box 4	11'6 x 12'3
Tack area	7'1 x 6'3
Boiler room	7'1 x 6'1

KEY FACTS

Spectacular, renovated country house, guest cottage and outbuildings
 Stunning and traditional, yet also strikingly modern in execution and finish
 Luxurious two-bedroom en-suite guest cottage
 Suited to multi-generational living
 Magnificent infinity sea views
 Tranquil location above Bonne Nuit Bay on the North coast
 Set within 15 acres of land - suitable for equestrian usage

INCLUSIONS

See inventory

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£10,000,000



LIVINGROOM
 The Channel Island Estate Agent