

LE VAL LODGE



8

BEDROOMS

8

BATHROOMS

9,000

SQ FT

2.2

ACRES

£16,250,000 ST. BRELADE

A truly exquisite coastal residence boasting captivating views over the golden sands of Ouaisne and the bay of St. Brelade. Extensively remodelled in 2017, this home has been configured to offer well-balanced family, guest and ancillary accommodation with sea views from all principal rooms. Presented with contemporary yet timeless flair, Le Val Lodge offers a rare opportunity to purchase in Jersey without requiring extensive building works. Externally, the landscaped grounds comprise tennis court, fabulous 14m infinity edge swimming pool, extensive South facing terracing and lawns - all bounded by mature planting and granite walls providing a highly private and inspiring home worthy of internal viewing.



LIVINGROOM

The Channel Island Estate Agent

















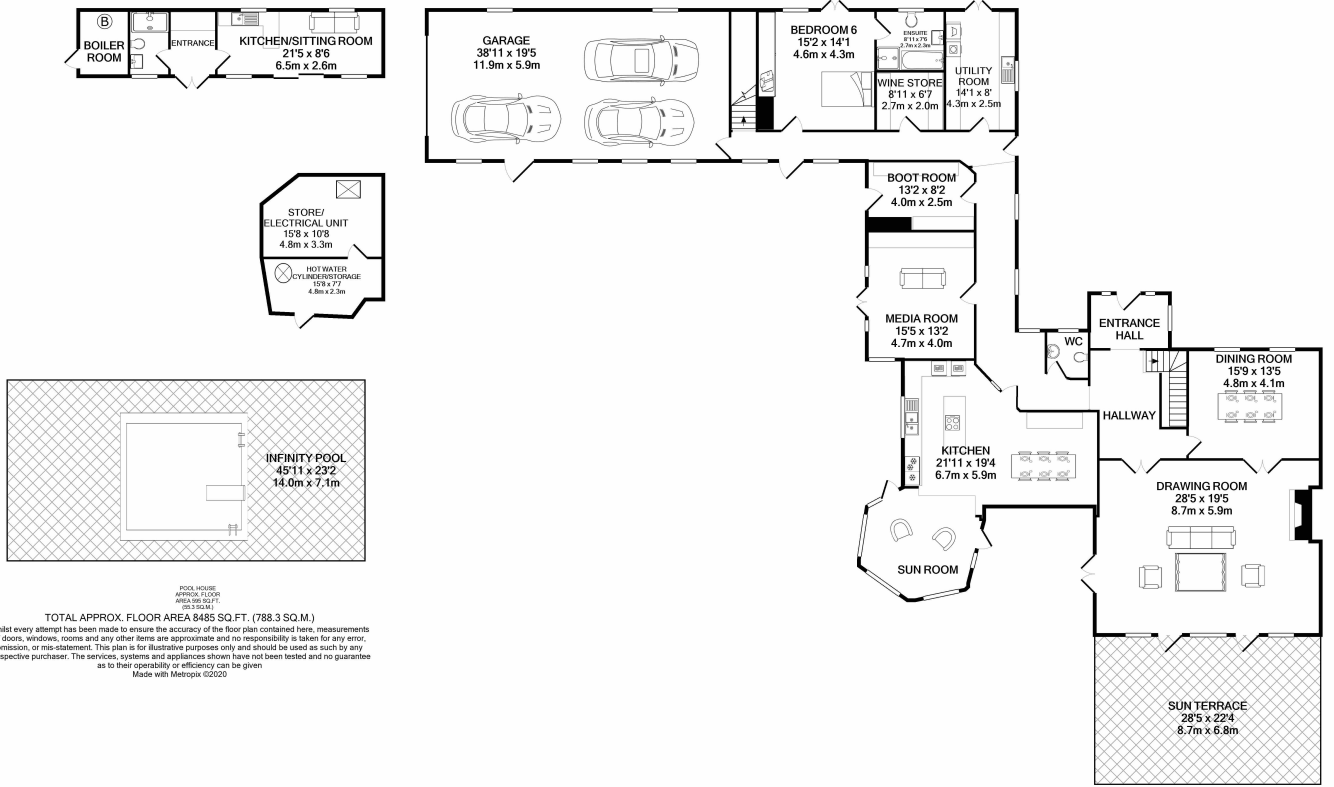








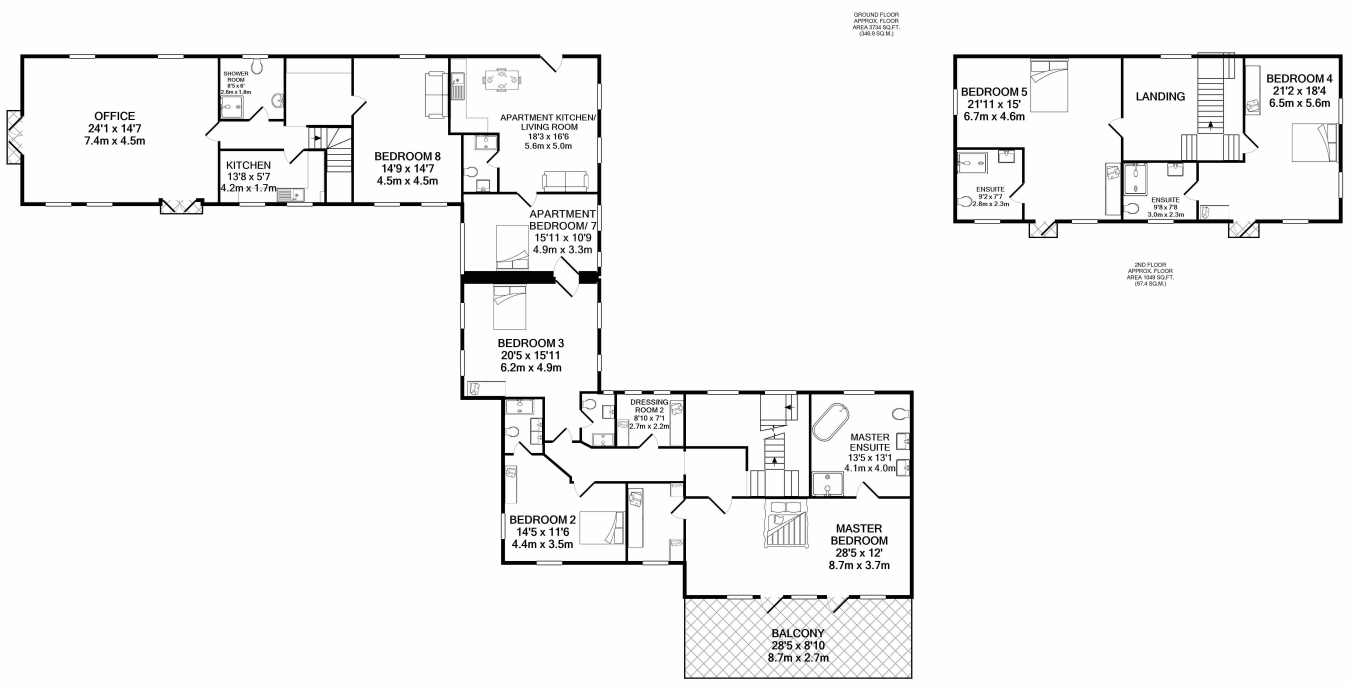




TOTAL APPROX. FLOOR AREA 8485 SQ.FT. (788.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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1ST FLOOR APPROX. FLOOR AREA 1108 SQ.FT. (102.1 SQ.M.)

MAIN RESIDENCE

GROUND FLOOR

Entrance hall	9'2 x 5'11
Hallway	13'5 x 12'8
Kitchen/breakfast room	21'11 x 19'4
Sun room	16'1 x 14'6
Dining room	15'9 x 13'5
Drawing room	28'5 x 19'5
Cloakroom	6'2 x 5'7
Media room	15'5 x 13'2
Boot room	13'2 x 8'2
Utility	14'1 x 8'0
Wine cellar	8'11 x 6'7
Guest bedroom (six)	15'2 x 14'1
En-suite bathroom	8'11 x 7'6
Garaging	38'11 x 19'5

FIRST FLOOR

Landing	
Master bedroom suite comprising:	
Bedroom	28'5 x 12'0
Dressing room (one)	10'4 x 7'5
Dressing room (two)	8'10 x 7'1
Master bedroom terrace	28'5 x 8'10
En-suite bath & shower room	13'5 x 13'1
Bedroom (two)	14'5 x 11'6
En-suite shower room	7'3 x 5'3
Bedroom (three)	20'5 x 15'11
En-suite shower room	7'3 x 5'3

SECOND FLOOR

Landing	
Bedroom (four)	21'2 x 18'4
En-suite shower room	9'8 x 7'8
Bedroom (five)	21'11 x 15'0
En-suite shower room	9'2 x 7'7

FIRST FLOOR

GUEST/STAFF APARTMENT

GUEST/STAFF APARTMENT

Sitting/dining/kitchenette	18'3 x 16'6
Shower room	7'3 x 5'3
Bedroom (seven)	15'11 x 10'9

OFFICE SUITE

Landing	
Office/reception room	24'1 x 14'7
Bedroom (eight)	14'9 x 14'7
Kitchen	13'8 x 5'7
Shower room	8'5 x 6'0

EXTERIOR

STORES

Implement shed	15'8 x 10'8
Hot water cylinder storage	15'8 x 7'7

POOL HOUSE

Entrance	8'6 x 6'0
Kitchen/sitting room	21'5 x 8'6
Shower room	8'6 x 5'1
Boiler room plus large storage cupboard	

KEY FACTS

- Discreet & private residence
- Spectacular South West sea views from all principal rooms
- Immaculately presented throughout
- Extensive garaging and parking
- 2.24 acre grounds
- Overlooking the golden sandy beach at Ouaisne
- 14m infinity pool, Jacuzzi, pool house and tennis court
- Exquisite landscaped grounds
- Close to the lifestyle amenities of St. Brelade's Bay and St Aubins

SERVICES

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Mont Nicolle
Les Quennevais

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.

£16,250,000



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