

# FAUVIC HOUSE



**5**

BEDROOMS

**5**

BATHROOMS

**5,033**

SQ FT

**0.6**

ACRES

**£3,500,000 GROUVILLE**

Fauvic House is a handsome period residence nestled in the picturesque parish of Grouville, Jersey—just moments from The Royal Bay of Grouville, known to locals as Long Beach—a long stretch of soft golden sand with calm, sheltered waters perfect for swimming.

Embodying timeless elegance and historical charm, Fauvic House was constructed in 1846 as architectural styles transitioned from Regency to Victorian, introducing larger sash and casement windows that add volume and abundant natural light to living spaces. The well-preserved exterior has been sympathetically restored over the years, and the house stands proudly today as a notable and much-coveted property in the area.

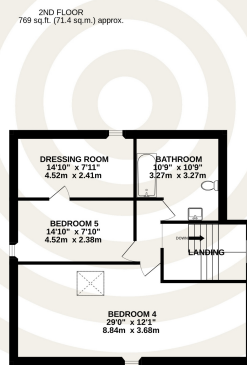
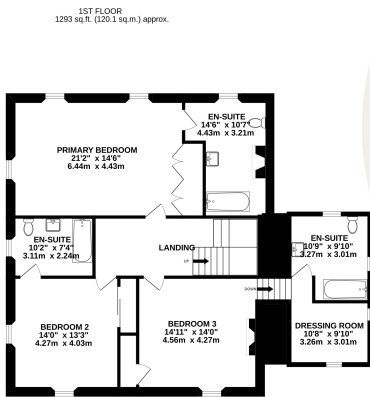
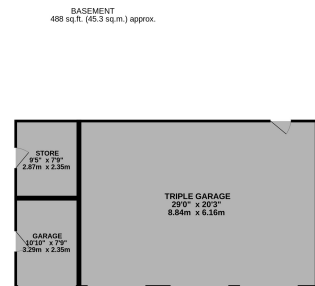
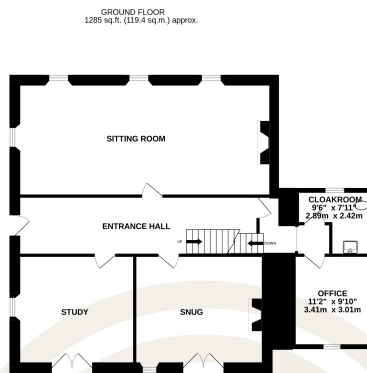
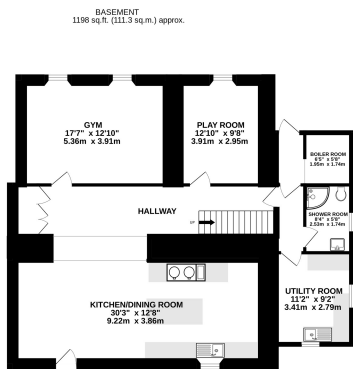
The impressive, pillared portico and entrance door open to a traditional hall with timber floors, a grand staircase, and a feature chandelier. The sitting room boasts four tall sash windows that capture day-long light, offering views over the verdant southern garden. Also on the ground floor are two further...



**LIVINGROOM**  
The Channel Island Estate Agent

IMAGES FAUVIC HOUSE





**TOTAL FLOOR AREA : 5033 sq.ft. (467.6 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.

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**BASEMENT**

Hallway	29'2 x 6'3
Kitchen/Dining Room	30'3 x 12'8
GYM	17'7 x 12'10
Utility Room	9'2 x 11'2
Shower Room	5'8 x 8'4
Playroom	9'8 x 12'10

**GROUND FLOOR**

Entrance Hall	29'9 x 7'3
Sitting Room	31'8 x 14'2
Study	14'8 x 13'9
Snug	16'2 x 13'9
Cloakroom	9'6 x 7'11
Office	9'10 x 11'2

**FIRST FLOOR**

Landing	20'3 x 7'4
Primary Bedroom	21'2 x 14'6
En-suite	10'7 x 14'6
Bedroom 2	13'3 x 14'0
En-suite	10'2 x 7'4
Bedroom 3	14'11 x 14'0
En-suite	9'10 x 10'9
Dressing Room	9'10 x 10'8

**SECOND FLOOR**

Landing	10'10 x 7'3
Bedroom 4	29'0 x 12'1
Bedroom 5	14'10 x 7'10
Bathroom	10'9 x 10'9
Dressing Room	14'10 x 7'11

**GARAGING**

Triple Garage	29'0 x 20'3
Storage	9'5 x 7'9
Garage	10'10 x 7'9

**KEY FACTS**

Handsome period residence of circa 5,000 sq. ft.  
 Presented in good order throughout  
 Abundant natural light to reception spaces  
 Swimming pool  
 Ample parking, garaging and bike storage  
 Backdrop of sprawling fields and far-reaching views  
 Listed property Grade 4

**SERVICES**

Mains drains and water

**HEATING**

Oil fired central heating  
 Electric Aga

**PROPERTY INFORMATION**

Dates back to approx 1860

**LISTING**

Grade 4

**TENURE**

Freehold

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Grouville  
 Le Rocquier

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.

**£3,500,000**



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