

BLUE HARBOUR



4

BEDROOMS

3

BATHROOMS

2,100

SQ FT

0.2

ACRES

£2,500,000 ST. MARTIN

Livingroom is delighted to introduce a rare opportunity to purchase a unique property new to the market for the first time in over 25 years, commanding uninterrupted and spectacular views of the harbour and Gorey Castle. Plans have been approved to create an adaptable four/five-bedroom coastal living home across nearly 5,000 sq ft. The well-proportioned accommodation currently provides spacious sitting/dining rooms with access to the garden/pool area, a fully fitted kitchen with a utility area, four bedrooms with primary En-suite and two further bathrooms. Externally, there's a swimming pool, good-sized surrounding patio garden areas, a small cotil at the rear of the property, a double garage and driveway parking for several vehicles.



LIVINGROOM

The Channel Island Estate Agent







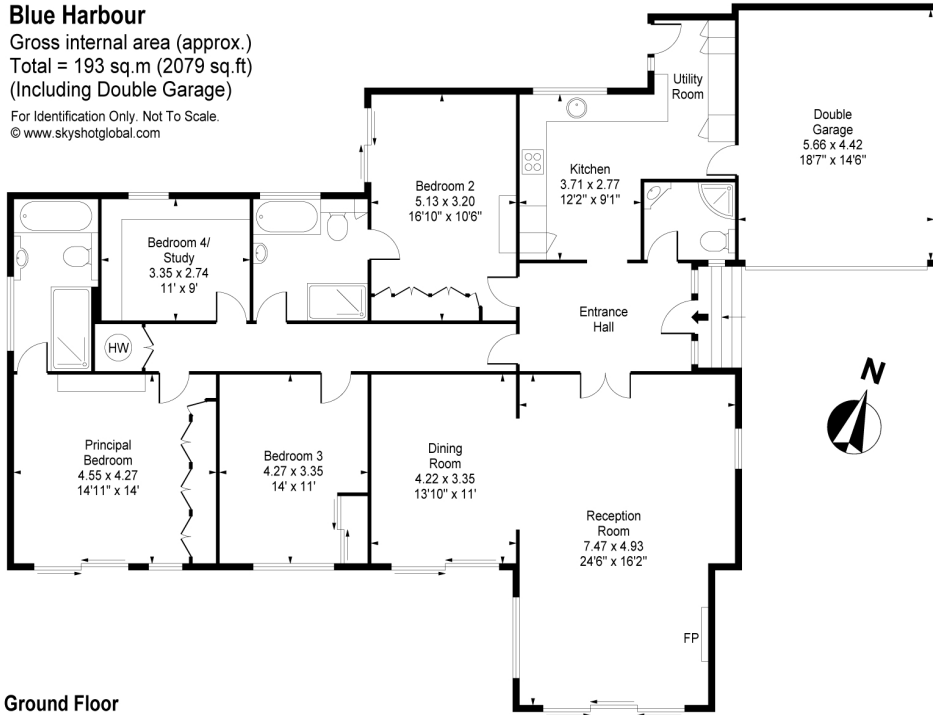




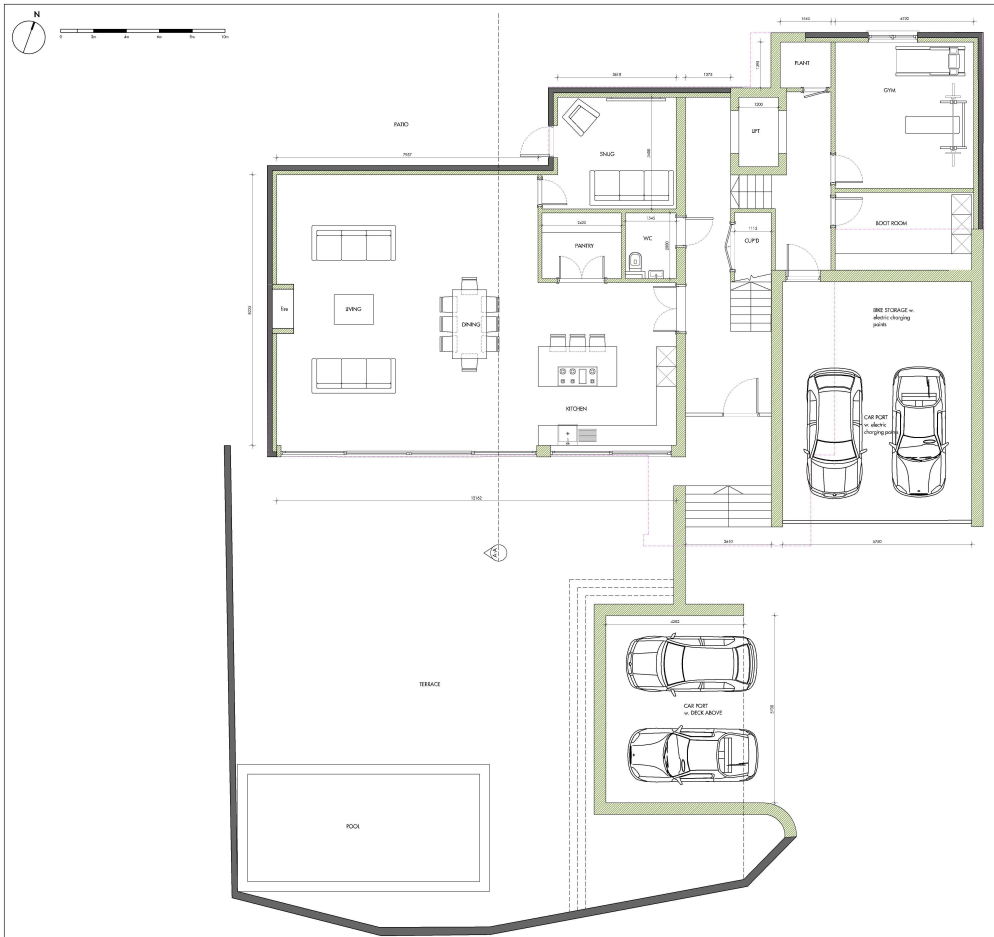
Blue Harbour

Gross internal area (approx.)
Total = 193 sq.m (2079 sq.ft)
(Including Double Garage)

For Identification Only. Not To Scale.
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Ground Floor



Notes
1. All dimensions are to be taken from the center of the wall unless otherwise specified.
2. The drawing is not a contract. It is a guide only. It is subject to change without notice.
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Number	Date	Description



Client
Rob Ayllie
Project Address
Blue Harbour
Mont de Gouray
St Martin
Jersey

MAC
ARCHITECTURE FOR YOU
22 Hill Street, St. Helier, Jersey JE2 4JA
www.mac.je / info@mac.je / 738912

Project BLUE HARBOUR Drawing Title PROPOSED CAR PORT & GF PLAN	
Scale: 1:500A1	Date: FEB 22
Client: RAYNING	Drawing No: 993-024



GROUND FLOOR

Entrance hall	12'7 x 8'
Shower room	6'4 x 5'7
Sitting room	24'1 x 16'8
Dining room	14'1 x 10'10
Kitchen	12'2 x 8'10
Utility room	11'3 x 7'3
Primary bedroom	14'9 x 14'2
En-suite bathroom	12'7 x 6'6
Bedroom two	13'9 x 10'10
Bedroom three	16'8 x 10'3
Bedroom four	8'11 x 8'9
House bathroom	9'5 x 8'3

KEY FACTS

Uninterrupted and commanding spectacular views of the harbour and Gorey castle

Within a short stroll of local eateries and shops in Gorey

Plans approved to create adaptable four/five bedroom coastal living home of circa 5,000 sq ft

Outdoor swimming pool with surrounding patio garden and rear cotil

Double garage and driveway parking for several vehicles

SERVICES

Mains water
Mains drainage

HEATING

Electric heating

APPLIANCES

Neff oven
Neff microwave oven
Bosch fridge/freezer
Neff dishwasher
Miele washing machine
Miele dryer

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Martin
Grainville

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.

£2,500,000



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