

LA HOUGUE

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ST. PETER, JERSEY



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8

BEDROOMS

7

BATHROOMS

11,424

SQ FT

2.1

ACRES

£5,750,000 ST. PETER

La Hougue is an exceptionally elegant property, presenting both Georgian grandeur and historical charm. This fine home is the perfect canvas for new owners to add their preferred finishes to the existing 11,424 sq.ft of flexible accommodation that currently comprises main residence with self-contained apartment on the top floor, two separate apartments, indoor pool/spa and entertainment complex and extensive garaging. Externally, the 2.05 acre landscaped grounds have been well-stocked with mature trees and shrubs whilst the carriage drive and gated entrances further add to the imposing appeal. La Hougue demonstrates a solid opportunity to purchase a property with historical importance in one of Jersey's most coveted Western locations where village amenities, breathtaking beaches and ocean vistas are within close proximity. Early viewing is highly recommended.



LIVINGROOM

The Channel Island Estate Agent







MAIN RESIDENCE GROUND FLOOR

Entrance Hall	8'3 x 30'9
Cloakroom	8'3 x 5'4
Sitting Room	35'1 x 15'5
Office/Snug	14'7 x 13'9
Drawing Room	16'6 x 14'3
Kitchen/Breakfast Room	35'9 x 22'7
Dining Room	21'0 x 14'9
Laundry	13'6 x 7'5
Utility Room	13'6 x 7'5
WC	5'5 x 4'9

POOL/SPA COMPLEX

Hallway	39'1 x 7'2
Indoor Swimming Pool & Jacuzzi	59'2 x 39'5
Pool Bar	15'2 x 8'11
Pool Plant Room	15'9 x 9'6

GARAGING GROUND FLOOR

Atruim	9'7 x 15'9
Bar	17'11 x 8'1
Games Room	24'9 x 17'11
Store	13'6 x 13'0
Double Garage	19'6 x 18'3
Double Garage	19'6 x 18'3
Workshop	20'2 x 6'7

MAIN HOUSE FIRST FLOOR

Landing	12'3 x 21'1
Primary Bedroom	17'2 x 14'9
En-suite	13'10 x 7'10
Bedroom 2	16'2 x 12'6
En-suite	7'11 x 6'9
Dressing Room	10'0 x 7'11
Bedroom 3	16'1 x 14'9
En-suite	7'10 x 6'8
Bedroom 4	18'1 x 13'6
En-suite	8'8 x 4'8

1 BED COTTAGE FIRST FLOOR

Hallway	26'3 x 3'6
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1 BED COTTAGE FIRST FLOOR

Sitting/Dining Room	17'8 x 12'4
Kitchen	14'1 x 6'4
Bedroom	16'3 x 14'1
En-suite	9'9 x 6'10

2 BED COTTAGE FIRST FLOOR

Hallway	33'4 x 7'10
Sitting/Dining Room	17'9 x 13'8
Kitchen	11'5 x 6'4
Bedroom	14'1 x 13'2
Bathroom	9'7 x 7'2
Bedroom	14'1 x 8'9

MAIN HOUSE SECOND FLOOR ANNEX

Stairs	9'8 x 9'3
Sitting/Dining Room	26'7 x 15'4
Bedroom	18'3 x 12'1
En-suite	7'11 x 5'4

KEY FACTS

Georgian mansion first constructed in 1822

Large Grade 3 listed property with many historic features

Five generous bedrooms in the main residence

Self contained apartment on top floor of main house ideal for nanny

Flat/cottage one - 1 bedroom

Flat/cottage two - 2 bedrooms

Entertainment/snooker complex

Complex hosting pool, jacuzzi, bar, his and hers change rooms

Private gated drive

Large garden, courtyard and bbq area

Putting green

Garaging for four cars

Listed building Grade 3

Share Transfer

Available immediately

INCLUSIONS

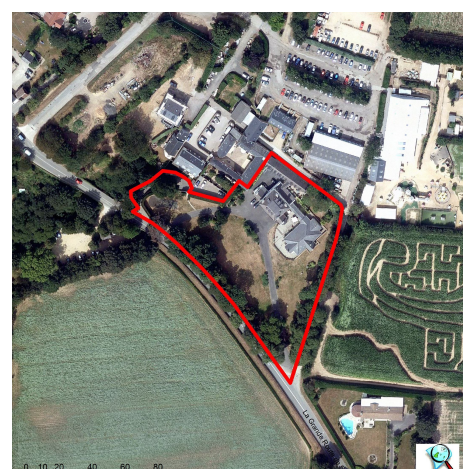
As per inventory

SCHOOL CATCHMENT

St Peter
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.

£5,750,000



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