



Les Chasses Farm

La Rue De Guillaume Et D'Anneville



Les Chasses Farm, La Rue De Guillaume Et D`Anneville, St Martin, JE3 6DP

Set peacefully within the ever-popular rural parish of St Martin, Les Chasses Farm enjoys a stunning position with sea views and a wonderful sense of seclusion. Dating back to the 17th century, this traditional family home offers a rare opportunity to acquire a character filled property, set within approximately 24 verges (circa 10.6 acres) of its own land, including 5 verges designated for permanent equestrian use.

Ideal for those seeking privacy, rural charm, and a nature lover`s paradise, the extensive grounds are particularly well suited for equestrian use. The beautifully manicured south facing gardens, extensive pasture, and mature trees provide a haven for wildlife and peaceful countryside living.

Built in 1623, the farmhouse is approached via its own private driveway from a quiet country lane, surrounded by picturesque countryside. Despite its tranquil setting, the property is exceptionally well located, offering convenient access to many of the island`s leading schools, as well as the scenic coves and beaches of the East Coast.

Now on the market for the first time in 65 years, the home has been thoughtfully modernised over time, while still offering significant potential for further enhancement, subject to the usual planning permissions.

The main residence features four bedrooms and showcases a harmonious blend of traditional architecture and modern living. In addition, the property benefits from a generously sized, self-contained two bedroomed flat, with its own separate entrance, dedicated driveway access, and pleasant views across the surrounding fields making it an ideal space for second generation accommodation or potential rental income.



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Parish: St Martin

Qualification: Qualified

Tenure: Freehold

Price £3,150,000



- Much sought after rural location
- Compact country estate
- First time available in over 65 years
- Equine facilities
- Long private driveway
- Circa 26 verges of land



























GROUND FLOOR
2900 sq.ft. (269.4 sq.m.) approx.

1ST FLOOR
1924 sq.ft. (176.9 sq.m.) approx.

THE FLAT
480 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 4464 sq.ft. (414.7 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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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

Mains electricity (3 phase). Borehole water supply. Soakaway drainage system, a connection to the mains drains can be accessed through the properties land.

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