



# Pigneaux House

Princes Tower Road



# Pigneaux House, Princes Tower Road, St Saviour, JE2 7UD

Welcome to this stunning traditional 18th century Georgian style property, a perfect blend of historical elegance and modern luxury. Situated on a gated driveway, this immaculate equestrian home is in close proximity to all major schools and a stones throw away from St Michaels.

The heart of this gorgeous home is its family kitchen, which seamlessly connects to a bright and airy conservatory, flooded with natural light and with views over the properties land. In total this modern kitchen and conservatory extends to some 35ft in length offering the perfect space for family and entertaining. There is a large utility room off the kitchen offering functionality and convenience.

A large dining room leads on from the kitchen also with it's own access from the ground floor hallway. With a functional fireplace and built-in storage cupboards this elegant room offers an excellent space for hosting family and friends. The third reception room of this elegant property is the spacious sitting room, with an original granite fireplace and functional wood burning stove, creating a cozy yet impressive impression, this room leaves nothing to be desired.

The first floor contains three of the five bedrooms comprising of the Master suite complete with en-suite bathroom and two walk-in wardrobes/ dressing rooms. Connected through the masters en-suite bathroom, yet still with its own access from the first floor landing, is the second bedroom which is currently used as the properties spacious office but equally is a fantastic room for a nursery. The third bedroom on this floor is a spacious double bedroom which seamlessly flows through an arched opening into the dressing room and en-suite bathroom.

On the second floor of this property are bedrooms four and five. Bedroom four is a gorgeous double with original exposed beams and vaulted ceilings, yet still offering built in wardrobes and eaves storage as well as an en-suite shower room, making this characterful bedroom stylish yet practical. Bedroom five is a grand 30ft in total length, laid out in an 'L' shape the first section of this bedroom again features original wooden beams and built in cupboards and eaves storage with plenty of space for an additional lounge area accompanied by the en-suite bathroom. Leading on to the further end of the room there are vaulted ceilings with functional skylights, giving a natural lit and airy feel.

Outside this property boasts a generously sized south facing secure garden with a large sun trap decking area, below this used to be a swimming pool which can be easily reinstated if desired. The double garage and ample driveway space provides plenty of parking.

One of the highlights of this home are the three stables in a fenced in concrete based yard with their own storage shed and lean-to. In front of these are one of the properties fields which is currently laid as a large lawn but could be used as grazing. Behind the stables and additional parking space lays the main field, fully post and rail fenced in and accessed by a 5 bar gate this offers a safe space for your equines.

Viewing of this elegant property is highly recommended.



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Parish: St Saviour

Qualification: Qualified

Tenure: Freehold

Price £3,250,000



- Elegant five bedroom 18th century Georgian style property
- Equestrian facilities with circa 5 verges of grazing land
- 35ft family kitchen and conservatory
- Enclosed south facing garden and decking
- Close to all major schools, a stones throw from St Michaels
- Double garage and driveway parking for 10+ cars























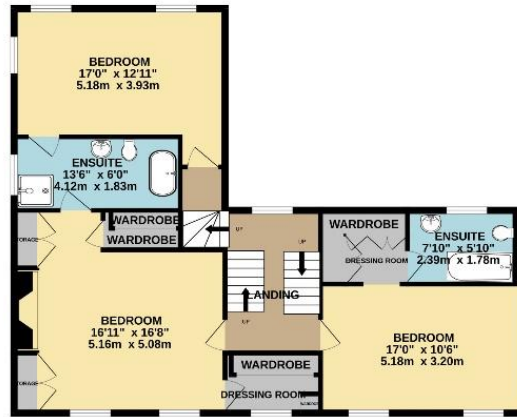




GROUND FLOOR  
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



2ND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

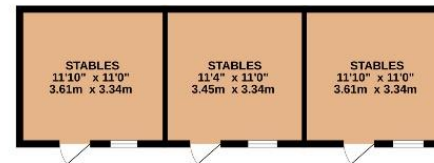


**WILSONS** | **Knight Frank**

GARAGING  
270 sq.ft. (25.1 sq.m.) approx.



STABLES  
264 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 3721 sq.ft. (345.7 sq.m.) approx.

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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.

Mains water

Mains drains

Oil fired central heating

Double glazed

+441534 877977

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