



Haute Falaize

Le Mont Felard



Haute Falaize, Le Mont Felard, St Lawrence, JE3 1NR

This most delightful Georgian family residence has been comprehensively modernised and extended, at the instance of the present owners and is set on high ground commanding superb panoramic sea views over St Aubin's Bay.

This interesting property occupies a site of in excess of one acre, which is composed predominantly of mature woodland cotil land (offering low maintenance). To the South elevation of the house, there is a large paved sun terrace leisure area, ideal for entertaining purposes, together with a driveway access secured by automatic gates. Parking for several cars.

This lovely home possesses great charm and character and offers very well-proportioned and well-appointed accommodation which includes, a very fine drawing room, a large family sitting room, dining room, a very generous family sized kitchen and 4 en suite bedrooms (2 with sitting room areas).

A DISTINCTIVE AND VERY APPEALING FAMILY HOME



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Parish: St Lawrence

Qualification: Qualified

Tenure: Freehold

Price £2,495,000



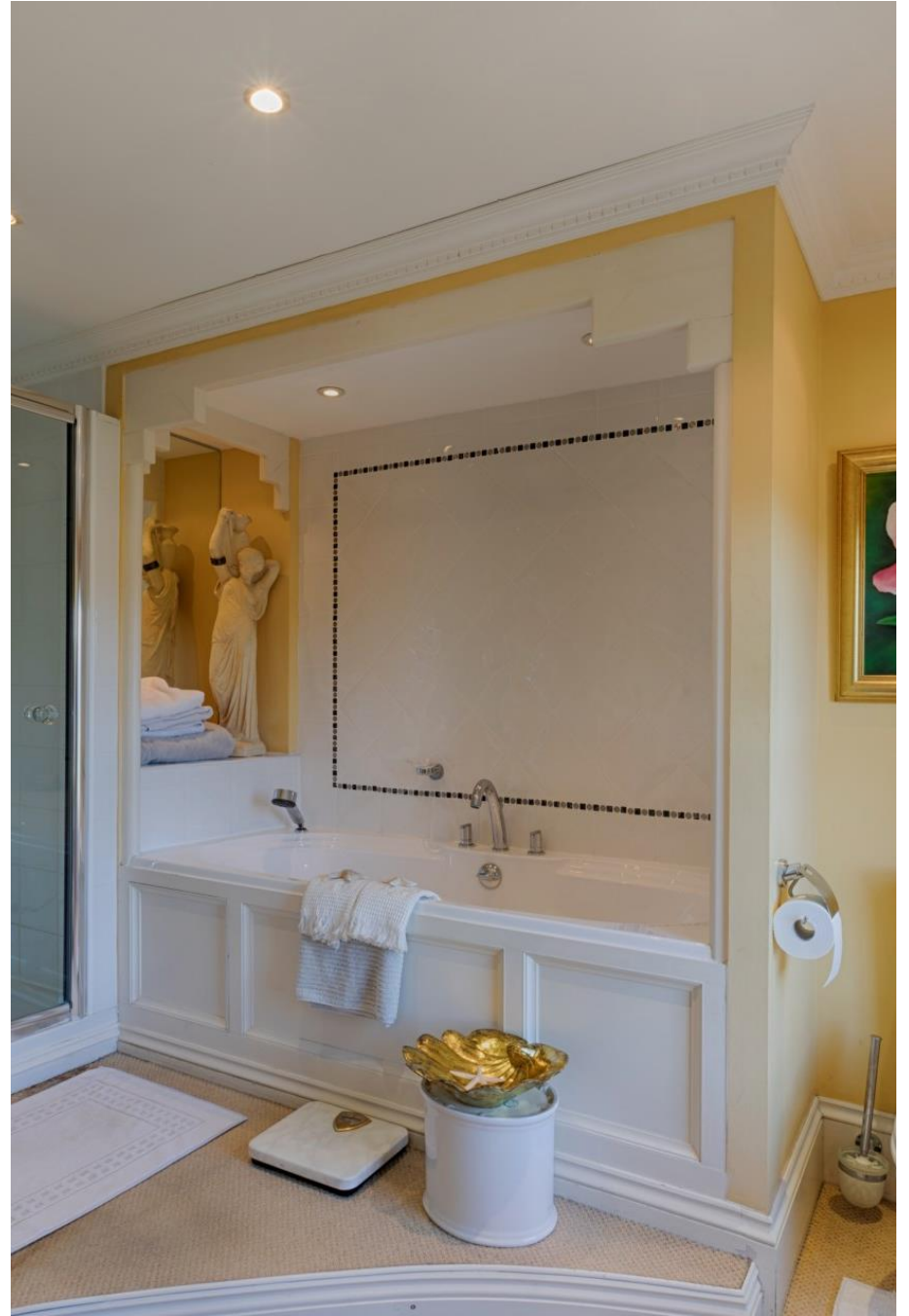
- Sea views overlooking St Aubin's Bay
- Delightful modernised period home
- Attractive elegantly proportioned accommodation
- Lovely reception rooms
- Large entertaining sun terrace
- Convenient Southerly location









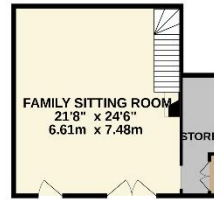








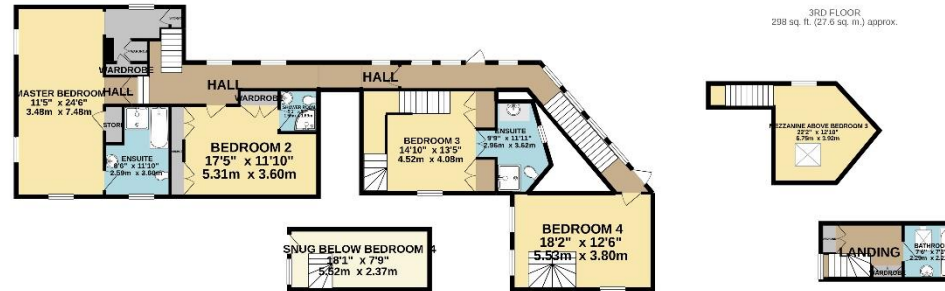
GROUND FLOOR
609 sq. ft. (56.2 sq. m.) approx.



1ST FLOOR
1278 sq. ft. (118.7 sq. m.) approx.



2ND FLOOR
1673 sq. ft. (155.5 sq. m.) approx.



3RD FLOOR
238 sq. ft. (21.9 sq. m.) approx.



TOTAL FLOOR AREA : 3854 sq. ft. (358.0 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

All mains, except gas. Oil fired central heating.

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