



# Derry Farm

La Route Du Francief





# Derry Farm, La Route Du Francfief, St Brelade, JE3 8BG

Derry Farm is an exceptional Grade 3 listed country residence occupying a peaceful rural setting in St Brelade. Beautifully restored throughout, the property combines period character with high-quality contemporary finishes, including outbuildings and equestrian facilities.

The principal residence provides excellent family accommodation with four double bedrooms, three bathrooms and a range of reception rooms, including a stunning kitchen/dining room, formal sitting room, family room, library and study.

A self-contained two-bedroom cottage and separate one-bedroom ancillary unit provide flexible accommodation for guests, extended family, staff or home working.

The grounds are a particular feature, comprising landscaped gardens, terraces, a swimming pool, stables, tack room and equine-classified land. A stream runs through the grounds, enhancing the property's sense of privacy and rural charm.

Accessed via a gated entrance, the property also benefits from a double garage and extensive parking. Despite its tranquil setting, Derry Farm is conveniently located close to St Aubin, local amenities, schools, beaches and the airport.

A rare opportunity to acquire a substantial country home offering exceptional versatility, privacy and lifestyle appeal in one of Jersey's most sought-after parishes.



Parish: St Brelade

Qualification: Qualified

Tenure: Freehold

Price £7,750,000





- Beautifully restored Grade 3 listed farmhouse in a private rural setting
- Four-bedroom main residence with elegant reception rooms and stunning kitchen
- Self-contained two-bedroom cottage and separate one-bedroom guest/gym suite
- Swimming pool, stables, tack room and equestrian land
- Landscaped gardens, stream, terraces and far-reaching countryside views
- Double garage, gated entrance and extensive



















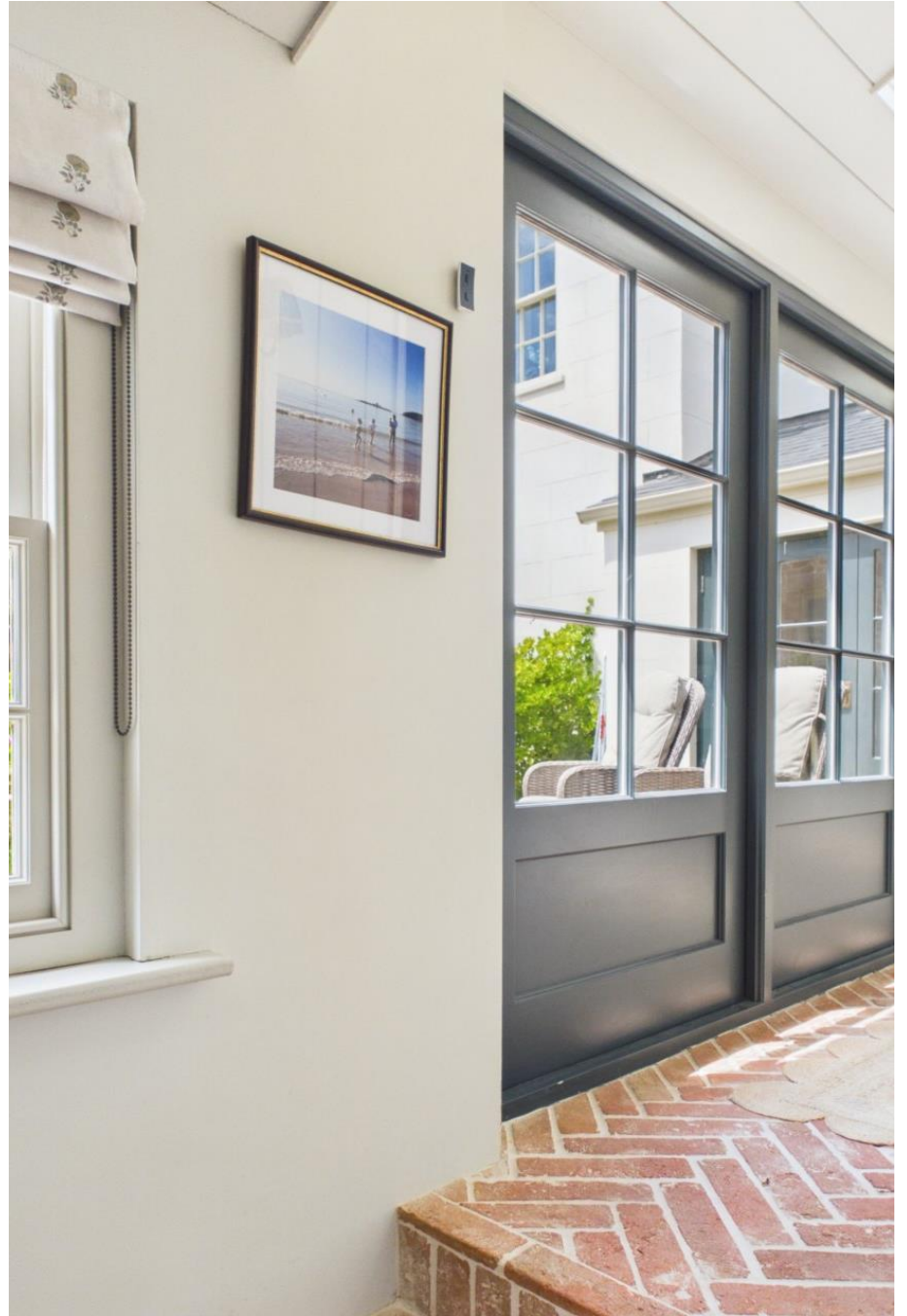






























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|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |  | <p><b>Approximate total area<sup>(1)</sup></b></p> <p>6540 ft<sup>2</sup><br/>607.4 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>212 ft<sup>2</sup><br/>19.7 m<sup>2</sup></p> |
|    |  |                                                                                                                                                                                       |
|  |                                                                                     |                                                                                                                                                                                       |
|                                                                                     |                                                                                     | <p>(1) Excluding balconies and terraces</p>                                                                                                                                           |
|                                                                                     |                                                                                     | <p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>                                                                                                                                 |
|                                                                                     |                                                                                     | <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>   |

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 drains

Mains water

Electric radiators

Swimming pool air source heat pump

+441534 877977

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