Blue Cotil

La Grande Route De St Clement

Knight
Frank

Blue Cotil, La Grande Route De St Clement, St Clement, JE2 6QN

Situated on St Clement Inner Road, close to Samaras Manor, local primary and secondary schools and the popular Green Island Beach, this substantial detached home offers a rare combination of generous accommodation, excellent versatility and exciting future potential. Originally constructed as a detached 1930s bungalow, the property has been thoughtfully extended over the years to create a spacious and highly adaptable multi-generational home. The existing layout provides two distinct areas of accommodation, making the property particularly well suited to extended families, those seeking independent living space for relatives, or buyers looking for additional flexibility within their home.

The original accommodation comprises a two bedrooms, bathroom, kitchen and living room, while the later extension provides a separate lounge, kitchen/diner, three bedrooms and a bathroom. This arrangement offers a total of five bedrooms across the two areas, with the potential for the accommodation to be configured to suit individual requirements.

To the rear is a particularly attractive, large and mature garden, providing an excellent private outdoor space with plenty of room for entertaining, children`s play areas, gardening or simply enjoying the peace and privacy of the established surroundings.

Adding further appeal, planning permission has been granted for a loft conversion incorporating the existing bungalow roof space and connection through to the upper floor to the south. The plans also include the construction of a further single storey extension to the rear of the house. Importantly, works have already commenced, meaning the planning permission is in effect, offering the new owner an exciting opportunity to continue and complete the proposed improvements.

To the front, the property benefits from a generous driveway providing parking for approximately four to five vehicles, in addition to the existing garage. There is also additional storage for bikes, gardening equipment etc. With its substantial accommodation, flexible multi-generational layout, mature gardens, generous parking and planning permission already in effect for significant further enhancement, this is an exciting and versatile family home in a convenient St Clement location.

5 2 2

Parish: St Clement

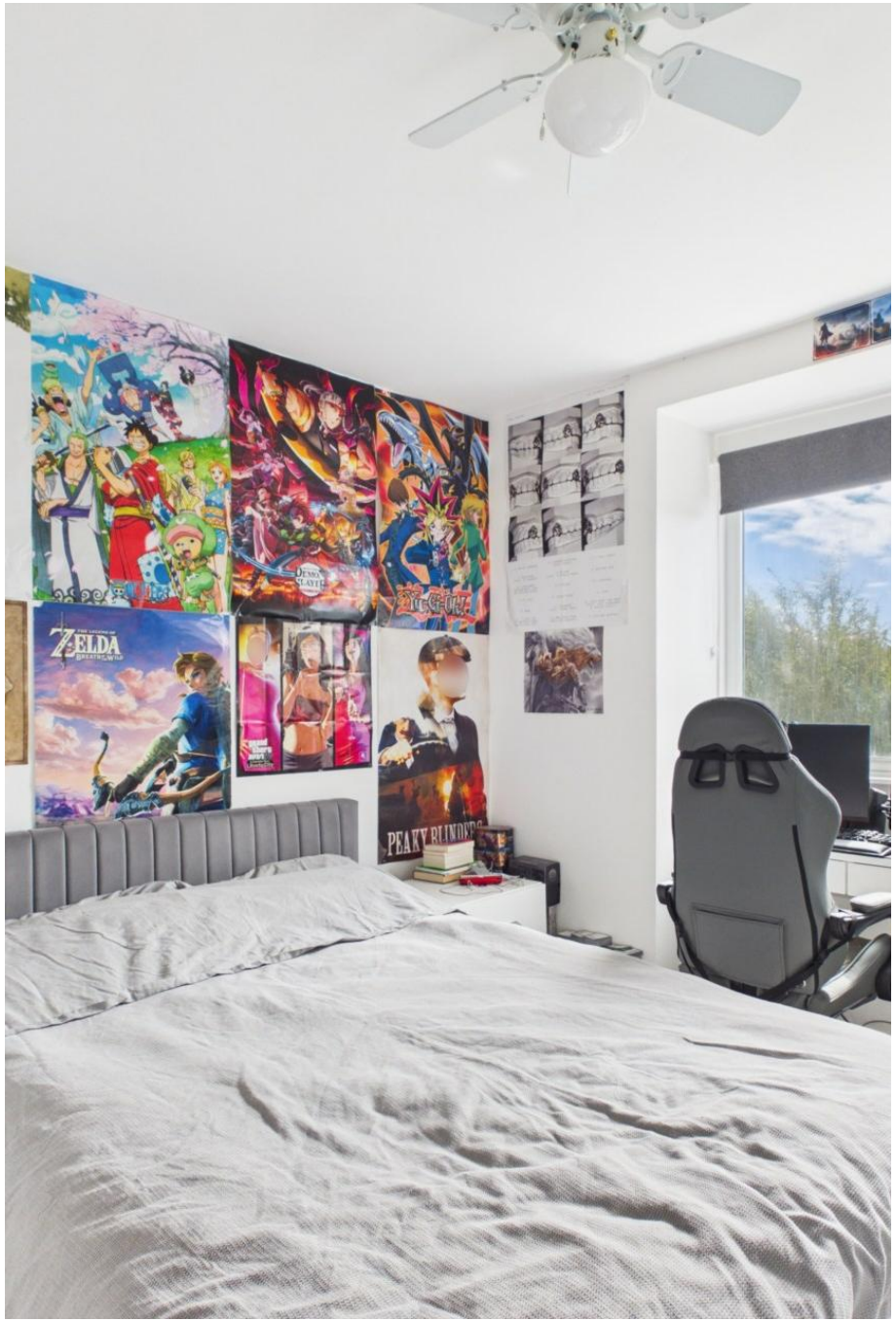
Qualification: Qualified

Tenure: Freehold

Price £995,000

- Substantial detached multi generational home
- Flexible accommodation across two living areas
- Large mature rear garden
- Planning permission in effect for loft conversion
- Generous driveway parking plus garage
- Close to schools and Green Island beach

SITCOMS


ZELDA
PEAKY BLINDERS

GOLF

12
one
2
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4
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6
VII
8
9
ten
11

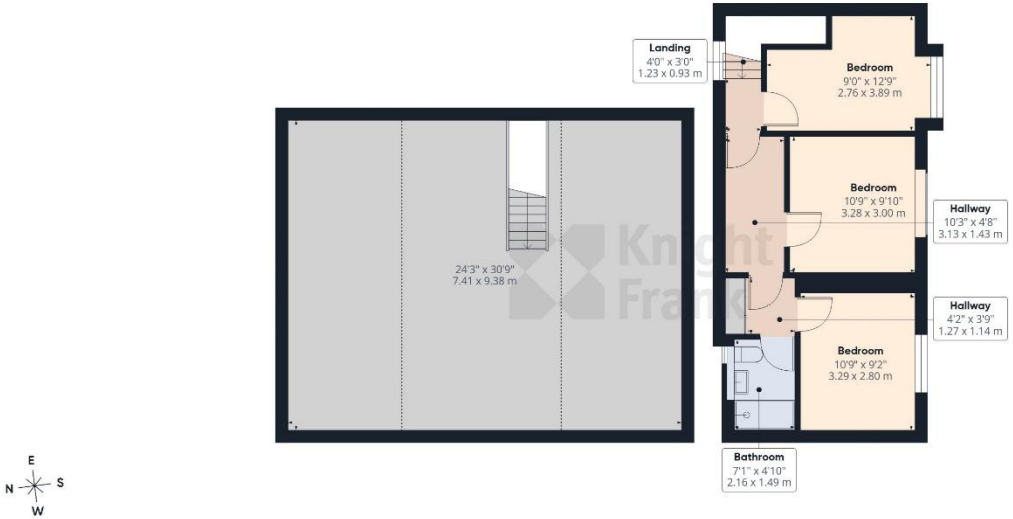
FORBIDDEN ISLAND
PATCHWORK
DESERT

RECORD POWER
RECORD POWER

Digitally Altered

Blue Cottage

Ground Floor



Floor 1

Approximate total area(1)

2440 ft²

226.6 m²

Reduced headroom

452 ft²

42 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 water, mains drains, mains electricity.

Wet electric central heating.

+441534 877977

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