Le Clos De Coleron, Le Chemin De Creux, St. Brelade

£12,500,000

BROADLANDS

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Le Clos De Coleron, Le Chemin De Creux

St. Brelade, Jersey

From St Brelades Church drive towards Beauport. Take the left fork at the bottom of the hill and the property is second on the left.

- One off coastal residence
- Incredible sea views
- Highly sought after location
- Stunning living space
- Ample terracing and private garden
- Secluded and private
- Striking pool area
- Direct beach access
- Large integral garage & parking for 10+ cars
- Please contact Harry on 07797751557 or harry@broadlandsjersey.com

Le Clos De Coleron, Le Chemin De Creux

St. Brelade, Jersey

An exclusive coastal residence in one of the most sought-after areas of Jersey. With direct beach access to St Brelade's Bay and stunning sea views, this property is a true one-off. The current owners have renovated the property to the highest levels while maintaining a high-end, beach living feel. The focus of the entire home is to maximise the outlook with all major rooms enjoying a sea view, and the large terrace perfect for entertaining. Simply put this is an outstanding home and will benefit the new owner for years to come.

Living
The incredible main living space has been designed to make use of the views. Completely open plan and with a bespoke kitchen, ample seating space, and room for a large dining table. The entire room has been vaulted by the current owners giving you an incredible feeling when you walk into the space. There are numerous doors out to the terrace and also a functioning fireplace.

Sleeping
There are 6 bedrooms within the property. 4 on the ground floor. The main bedroom suite has its own private terrace, large ensuite bathroom, walk-in wardrobe, and dressing area. The other 2 bedrooms on this level both benefit from sea views. There are also 2 additional bathrooms. Finally, there is an additional bedroom suite to the rear of the property with its own entrance. Perfect for staff. On the lower ground floor, there are 2 additional bedrooms which are currently used as a study and an extra TV room. Both have access to a terrace.

Parking
There is a very large integral garage and additional parking for over 10 cars.

Services
All mains Oil-fired central heating with underfloor heating in the main living space and bathrooms. Extensively renovated.

Additional Information
The property owns the land down to the waterline (at high tide). It also owns parts of the headland behind the property. All comes to approx 5 acres of coastal land.

Location
Nothing like it in Jersey. You are close to all the amenities that the parish has to offer with the airport 5 minutes drive away, shops, bars, and restaurants, which are all very close as well. Direct access to the beach down a pathway that is accessed via the garden is not only rare but hardly heard of. Slightly away from the main hustle of Jersey's most popular bay yet close enough to enjoy the benefits.
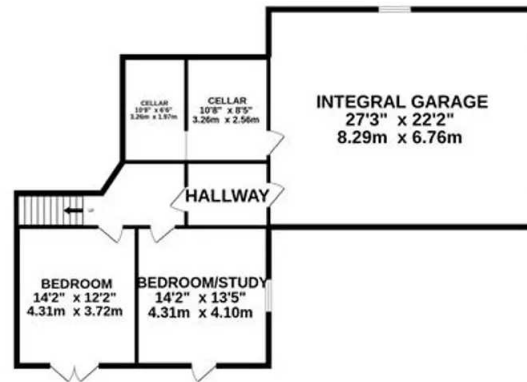
Exterior
The house has a large terrace with incredible sea views over the bay. The garden is completely secluded and offers a slice of tranquility that is hard to come by. At the bottom of the garden is the pool area that enjoys all day sun and is the perfect place to relax.
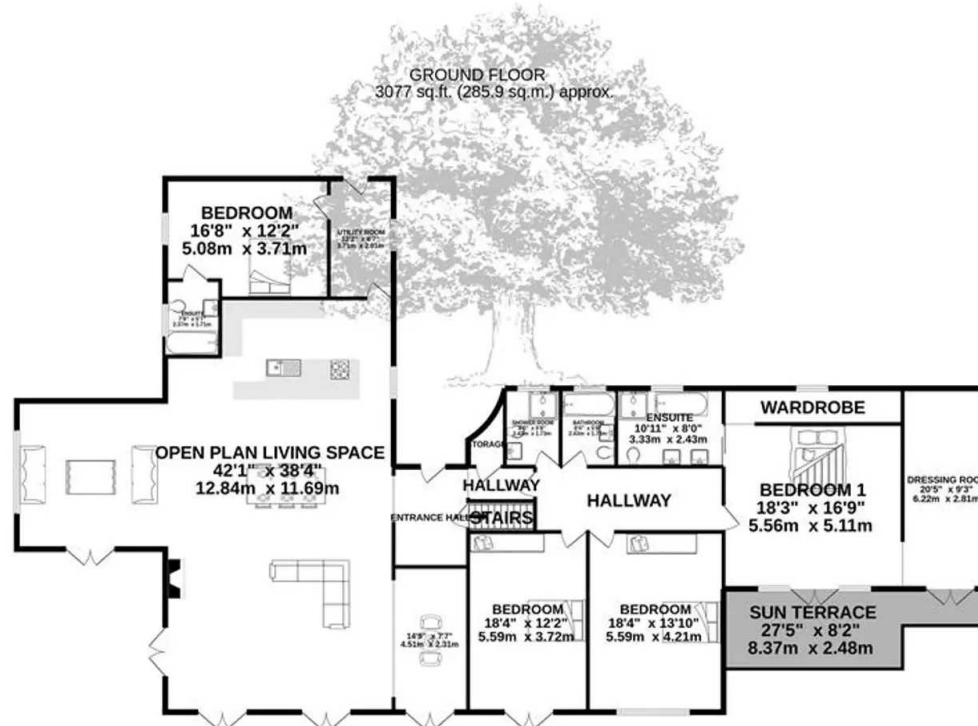
LOWER GROUND FLOOR
### 1264 sq.ft. (117.4 sq.m.) approx.

CELLAR
10'9" x 6'6"
3.26m x 1.97m

CELLAR
10'8" x 8'5"
3.26m x 2.56m

INTEGRAL GARAGE
27'3" x 22'2"
8.29m x 6.76m

HALLWAY

BEDROOM
14'2" x 12'2"
4.31m x 3.72m

BEDROOM/STUDY
14'2" x 13'5"
4.31m x 4.10m

GROUND FLOOR
3077 sq.ft. (285.9 sq.m.) approx.

BEDROOM
16'8" x 12'2"
5.08m x 3.71m

UTILITY ROOM
12'2" x 8'7"
3.71m x 2.61m

OPEN PLAN LIVING SPACE
42'1" x 38'4"
12.84m x 11.69m

ENSUITE
7'6" x 6'9"
2.27m x 1.17m

STORAGE

ENTRANCE HALL

STAIRS

HALLWAY

HALLWAY

SHOWER ROOM
7'6" x 5'9"

BATHROOM
8'0" x 5'6"

ENSUITE
10'11" x 8'0"
3.33m x 2.43m

WARDROBE

BEDROOM 1
18'3" x 16'9"
5.56m x 5.11m

DRESSING ROOM
20'5" x 9'3"
6.22m x 2.81m

14'9" x 7'7"
4.51m x 2.31m

BEDROOM
18'4" x 12'2"
5.59m x 3.72m

BEDROOM
18'4" x 13'10"
5.59m x 4.21m

SUN TERRACE
27'5" x 8'2"
8.37m x 2.48m

TOTAL FLOOR AREA : 4341 sq.ft. (403.3 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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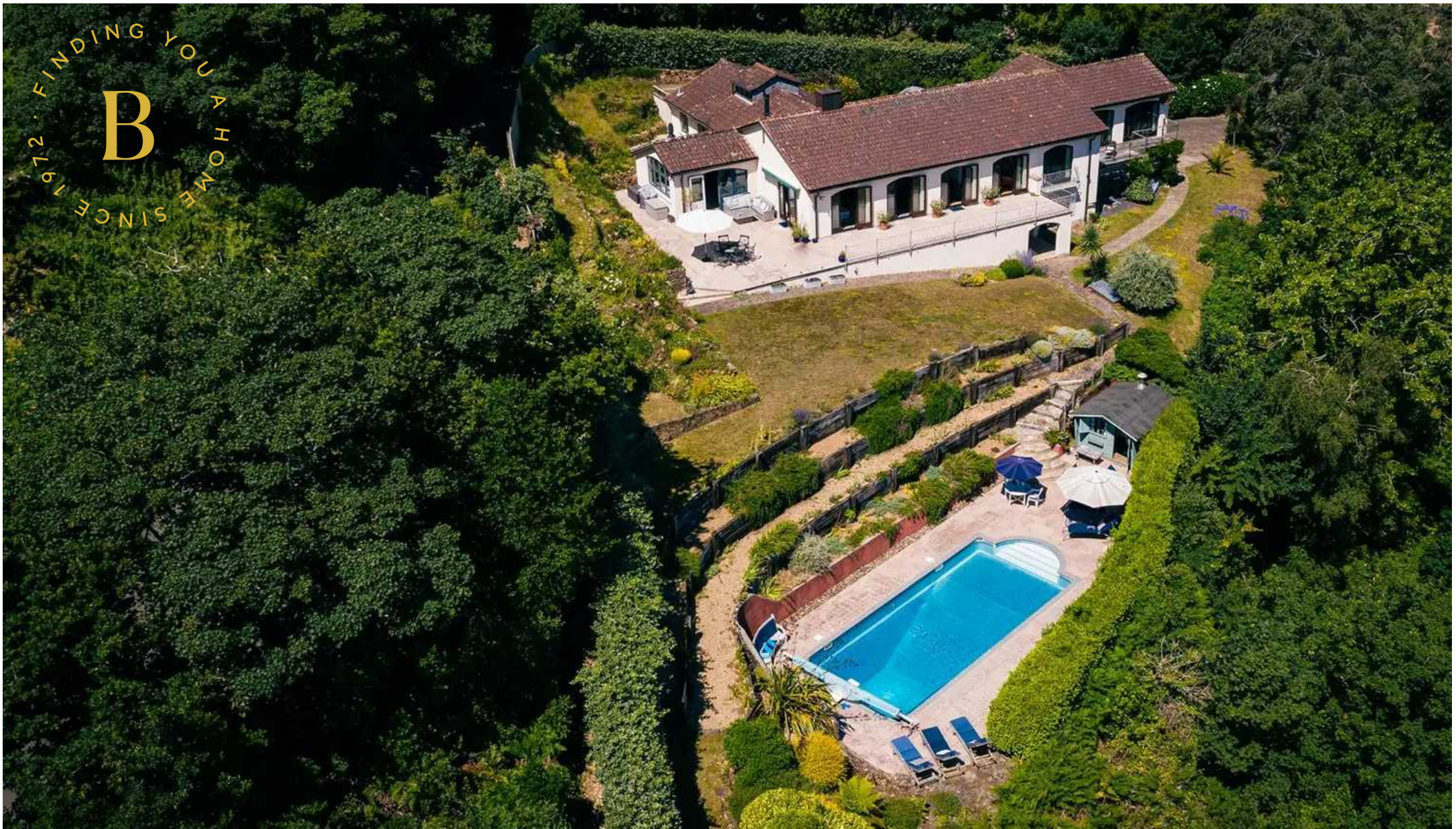
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