



Amorel, Mont Du Grouet, St. Brelade

Asking **£2,650,000**

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Amorel, La Rue Du Grouet, St Brelade

- Flexible home with six bedrooms and five bathrooms
- Spectacular views over the whole bay from Corbiere to Petit Port
- Versatile accommodation - family home or two generation
- Over 3,000 square feet
- Three sunny terraces and established tiered garden
- Enjoy alfresco dining with Corbiere Lighthouse as your backdrop!
- Large garage block and lots of parking
- Magnificent walks from right outside your front door!
- Unrivalled location
- No onward chain
- Regular bus route
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



Amorel, La Rue Du Grouet, St Brelade

Jersey is famous for it's spectacular views and wonderful landscape. Occasionally a property comes onto the market that is perfectly positioned to make the most of this natural beauty... and this is it!

Located in an elevated position overlooking the lighthouse, this versatile detached house offers a comfortable escape with breath-taking views over the entire bay from Corbiere to Petit Port and beyond.

The accommodation currently acts as a main house with separate unit but can equally operate as one family home. The top two levels comprise a 40 foot living room/diner - with doors to large sea facing terrace, and picture windows over the whole bay - separate eat in kitchen, four bedrooms and three bathrooms. Outside is a second large terrace to one side and established tiered garden to the other.

Downstairs is utilised as a rental but can equally combine as part of the main house using integral stairs leading from the entrance hall. The lower floor has a second living room, a further separate kitchen, two bedrooms, two bathrooms and another sea facing terrace.

The house is perfect for entertaining and the new owners will enjoy alfresco dining against the stunning backdrop of the Lighthouse.

Parking is well catered for with a large garage block and parking for 8/9 cars in two separate areas. There are plenty of amazing walks surrounding the property so a ramble with the dog will be something you look forward to, not a chore, and a regular bus route runs outside.





Living

Spacious living room - with picture windows over bay and feature centre fireplace - leading to dining room. Separate eat-in kitchen with high and low level units and integrated appliances including oven, hob, microwave, fridge, freezer, dishwasher and washing machine. Large terrace with sweeping views over the bay. Lower floor with living room, large eat-in kitchen and second large sea facing terrace.

Sleeping

Four bedrooms and three bath/shower rooms - one ensuite - in the main house. Two bedrooms and two bath/shower rooms - one ensuite in the lower unit.

Outside

Three suntrap terraces and tiered garden mostly laid to lawn bordered by a selection of established trees and shrubs. Large garage block with space for 3/4 cars plus big storage room overhead. Further parking for 8/9 cars.

Services

All mains excluding gas. OFCH - two separate tanks. Two electric meters. One water meter. Lower unit can be let with a rental income of £2,000 per month.

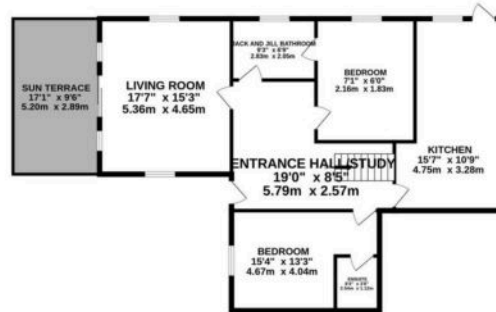
Education

The house is in the catchment area for La Moye Primary and Les Quennevais Secondary Schools.

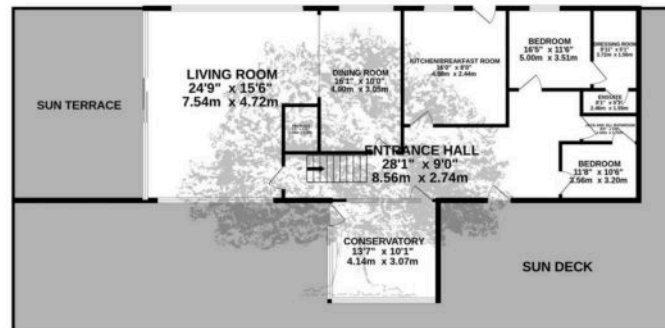




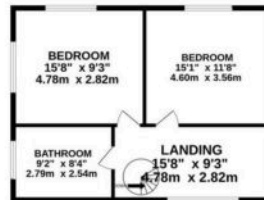
LOWER GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



GROUND FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



FIRST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 3245 sq.ft. (301.5 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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Broadlands Estates, Library Place - JE2 3NL

07829 917172 • don@broadlandsjersey.com • www.broadlandsjersey.com/

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