



Terre Neuve La Rue de la Mar Ballam, St John  
£2,450,000



# Terre Neuve La Rue de la Mar Ballam

St John, Jersey

Ideal family home near St John's village.

- Large detached traditional home
- Incredible kitchen in converted barn with mezzanine level
- 5 bedroom main house, 2 bedroom cottage
- Plenty of reception rooms
- Sunny, south facing, enclosed garden
- Convenient location close to St John's village
- Ample parking and garage
- Sole Agent
- Contact Harry Trower [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)





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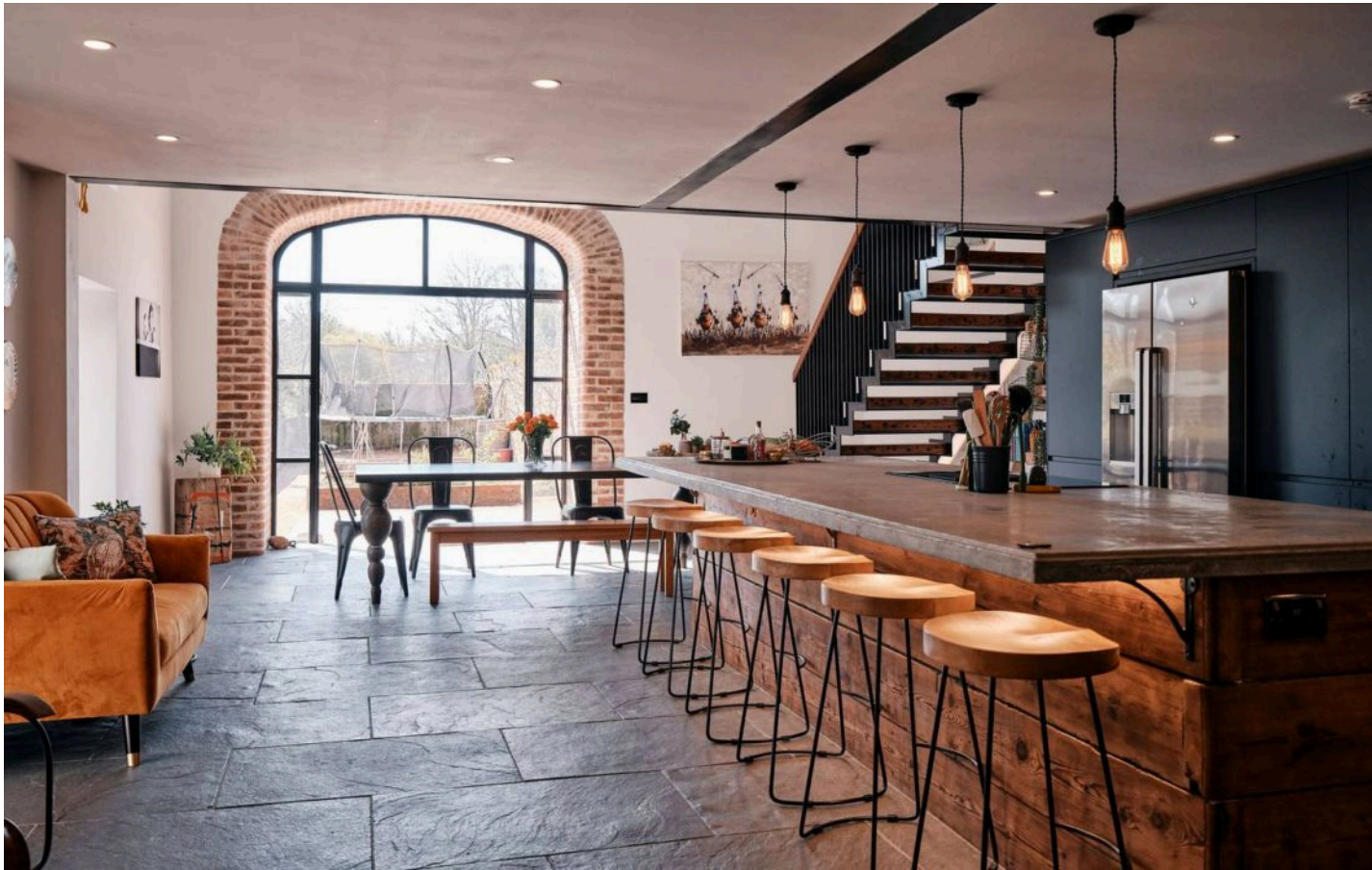
An expansive 7-bedroom detached house that boasts a unique blend of charm and modern comfort. The property is a large, traditional home that offers the best of both worlds. The highlight is the incredible kitchen situated in a converted barn with a mezzanine level, it acts as a fantastic focal point of the home.

Comprising a 5-bedroom main house and a separate 2-bedroom cottage, there's plenty of space for the whole family. Multiple reception rooms provide ample space for relaxation and entertainment. With a sunny, south-facing enclosed garden, it is safe for children and pets.

Conveniently located near St John's village, this property offers easy access to local amenities. With ample parking and a garage, this home is ready to accommodate your every need. Don't miss this opportunity to make this spacious and inviting property your own.







### Living

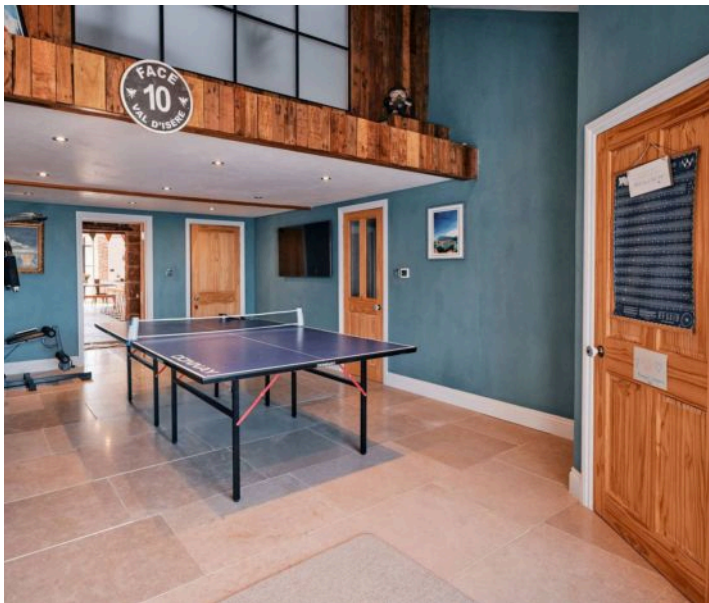
There is plenty of living space in this home, the standout room is the incredible kitchen / diner with a large mezzanine lounge above, vaulted ceilings and access to the garden. Additionally there is also a games room/gym, granite wine room, dining room, study, and separate lounge. On the top floor there is a further multi-purpose room next to the attic bedroom that would make a fantastic playroom, teenage hangout, cinema etc.

### Sleeping

The main house has 5 double bedrooms. The main bedroom has a large walk-in wardrobe and gorgeous en-suite bathroom. The remaining bedrooms in the main house are serviced by the two house bathrooms and there is also a further dressing room which could be a repurposed as a 6th double bedroom if required on the first floor. The top floor consists of a huge double attic bedroom with exposed 18th century beams and the connecting play room / teenage den could be used as a separate suite.

### Separate Cottage

Large kitchen, separate dining room and separate living room with log burner. Small patio with access to main garden. The cottage is the perfect second generation or rental unit for the property.



### Outside

The home benefits from three distinct gardens. There is a large, private, and enclosed south facing garden that receives all day sun. There is also a beautiful separate kitchen garden featuring a patio and raised beds with direct access from the kitchen via a double height glazed archway. Finally there is a large rear garden and parking area, surrounded by mature hedges which could also be used as a building plot in the future (subject to planning approval).

### Parking

The property has an integral garage and also separate parking for up to 10 cars.

### Services

Mains drains. Well water with water treatment and pressuriser in plant room. Solar panels and air source heat pump. Wet electric heating underfloor heating on both floors in the





A detailed floor plan of a 19th-century cottage. The plan shows a central hall (LOBBY) with a staircase leading up and down. To the left of the lobby is a large DRAWING ROOM (13'11" x 12'5", 4.24m x 3.78m) with a fireplace and a bay window. To the right of the lobby is a LOUNGE (13'11" x 12'5", 4.24m x 3.78m) with a fireplace and a bay window. At the front of the house is a KITCHEN/DINING AREA (19'8" x 13'10", 6.00m x 4.23m) with a fireplace and a bay window. To the right of the kitchen/dining area is a COTTAGE LOUNGE (12'5" x 12'0", 3.78m x 3.65m) with a fireplace and a bay window. To the left of the drawing room is a GAMES ROOM (15'10" x 9'2", 4.54m x 2.78m) with a fireplace and a bay window. To the right of the drawing room is a STUDY (11'0" x 6'5", 3.36m x 1.96m) with a fireplace and a bay window. To the right of the study is a PORCH. To the right of the porch is a COTTAGE KITCHEN (7'11" x 5'1", 2.41m x 1.53m) with a fireplace and a bay window. To the right of the cottage kitchen is a COTTAGE DINING (14'4" x 9'9", 4.37m x 2.97m) with a fireplace and a bay window. To the right of the cottage dining is a GARAGE (12'0" x 9'11", 3.65m x 3.02m). The plan also shows a UTILITY ROOM (10'4" x 11'6", 3.16m x 3.50m) and a BAY WINDOW. The overall dimensions of the house are 36'0" x 36'0" (10.97m x 10.97m).

**Garage:** 12'0" x 9'11" (3.65m x 3.02m)

**Cottage Dining:** 14'4" x 9'9" (4.37m x 2.97m)

**Cottage Kitchen:** 7'11" x 5'1" (2.41m x 1.53m)

**Cottage Lounge:** 12'5" x 12'0" (3.78m x 3.65m)

**Lounge:** 13'11" x 12'5" (4.24m x 3.78m)

**Drawing Room:** 13'11" x 12'5" (4.24m x 3.78m)

**Games Room:** 15'10" x 9'2" (4.54m x 2.78m)

**Study:** 11'0" x 6'5" (3.36m x 1.96m)

**Utility Room:** 10'4" x 11'6" (3.16m x 3.50m)

**Kitchen/Dining Area:** 19'8" x 13'10" (6.00m x 4.23m)

**Porch:** 11'0" x 6'5" (3.36m x 1.96m)

**Hall (Lobby):** 13'11" x 12'5" (4.24m x 3.78m)

**Bay Window:** 11'0" x 6'5" (3.36m x 1.96m)

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**Bay Window:**

The floor plan shows the second floor layout. At the top is a large LOFT (19'8" x 13'4" / 5.99m x 4.06m). Below it are three bedrooms: BEDROOM 3 (9'9" x 8'6" / 2.96m x 2.60m), BEDROOM 4 (9'2" x 8'5" / 2.70m x 2.56m), and BEDROOM 5 (10'8" x 7'5" / 3.19m x 2.27m). To the right of these is a COTTAGE BATHROOM (7'2" x 5'10" / 2.19m x 1.80m). The central area contains the MASTER BEDROOM (13'11" x 12'5" / 4.24m x 3.78m) and a GUEST BEDROOM (13'11" x 12'5" / 4.24m x 3.78m). To the left of the Master Bedroom is a COTTAGE BATHROOM (7'2" x 5'10" / 2.19m x 1.80m). Below the Master Bedroom is a COTTAGE BEDROOM (15'0" x 9'9" / 3.78m x 2.87m). The bottom left section includes a REZANNE LIVING ROOM (13'0" x 12'7" / 4.22m x 3.83m), a BEDROOM (8'9" x 5'11" / 2.66m x 1.56m), an ENSUITE (8'9" x 5'11" / 2.66m x 1.56m), and a BEDROOM (8'9" x 6'9" / 2.66m x 1.99m). There are also several VOID areas and a TERRACE. Stairs are indicated with arrows and labels like 'DOWN' and 'UP'.

Floor plan of the second floor. It includes a staircase labeled 'DOWN' leading to the first floor. The rooms and their dimensions are:

- BEDROOM 5:** 13'11" x 12'5" (4.24m x 3.78m). It contains two beds.
- PLAY ROOM:** 20'2" x 12'5" (6.15m x 3.78m). It contains a play area.
- WATER TANK:** Located on the right side of the floor plan.
- LOFT:** 17'3" x 12'5" (5.25m x 3.78m). It is located on the right side of the floor plan.

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

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