



L'Etacq House La Route De L'Etacq, St. Ouen

Guide Price £1,395,000

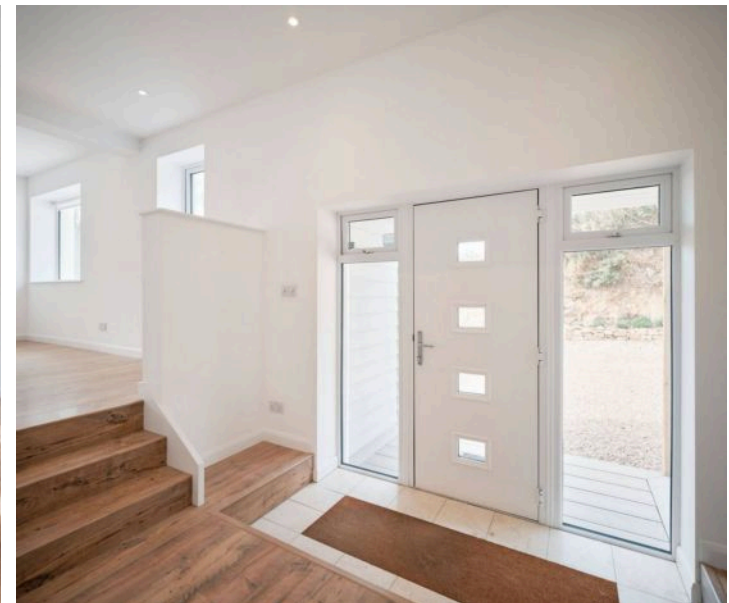
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L'Etacq House La Route De L'Etacq

St. Ouen, Jersey

- Beautiful three-storey traditional Jersey granite home blending character with modern interiors
- Sought-after L'Etacq beachside location, just steps from the sand and glowing sunsets every evening
- Ground floor: spacious contemporary kitchen-diner with two additional reception rooms
- First floor: three large double bedrooms, two modern bathrooms, and a dedicated study
- Top floor: additional double bedroom with ensuite, offering a private retreat
- Self-contained studio flat above with kitchenette and ensuite
- Front garden with alfresco dining area, perfect for watching sunsets over the bay
- Large garage with extra storage and driveway parking for 5/6
- Sole agent / Charlie@broadlandsjersey.com / 07700348421
- No onward chain



L'Etacq House La Route De L'Etacq

St. Ouen, Jersey

This exceptional Jersey granite home at L'Etacq blends traditional island character with bright, modern interiors, traditional fireplaces and spectacular coastal charm.

With three floors, the ground floor is designed for entertaining and family living, with a large entrance hall, two reception rooms and a spacious contemporary kitchen-diner overlooking the garden. Upstairs on the first floor, you'll find a generous premier bedroom with coastal sea views, a further two generous double bedrooms, two sleek bathrooms, and a dedicated study, providing the perfect balance of family and work life. At the top, a 4th double bedroom with ensuite offers an elevated retreat.

Outdoors, a front garden with alfresco dining area invites you to savour sunsets over the bay, while the enclosed rear garden is ideal for gatherings, games, or quiet relaxation. Practicality is covered with a separate utility room, ground floor shower room, large garage and additional storage, and versatility is added with a self-contained studio flat above the garage, complete with kitchenette and ensuite - ideal for guests or rental income.

In addition to the large garage you will find driveway parking for 5 to 6 cars.

This modernised traditional Jersey home literally glows of nightly sunsets, this is a home that captures the very best of coastal Jersey living: charm, modern comfort, and beachside beauty.





Living

Welcomed by a large entrance hall, there is a handy utility room and separate shower room on the ground floor. Each reception room flows from the other along the ground floor, adjacent to the garden so they all have garden access and views. The lovely kitchen diner is large enough for a table of 8 so you can decide if you want a formal dining room in the next reception space or a second living room, playroom or snug for the family instead! A study on the first floor compliments the space.

Sleeping

The property offers four double bedrooms in total: three spacious doubles on the first floor, alongside two bathrooms and a study, plus a top-floor ensuite double bedroom. In addition, there is a self-contained studio flat above the garage, complete with its own kitchenette and ensuite bathroom.

Outside

The front South West facing garden gets excellent sunshine during the day and superb sunsets come evening. Laid partly to lawn and partly for alfresco dining, this is the ideal BBQ spot with the kids playing around you. To the rear of the house is an enclosed courtyard.

Parking

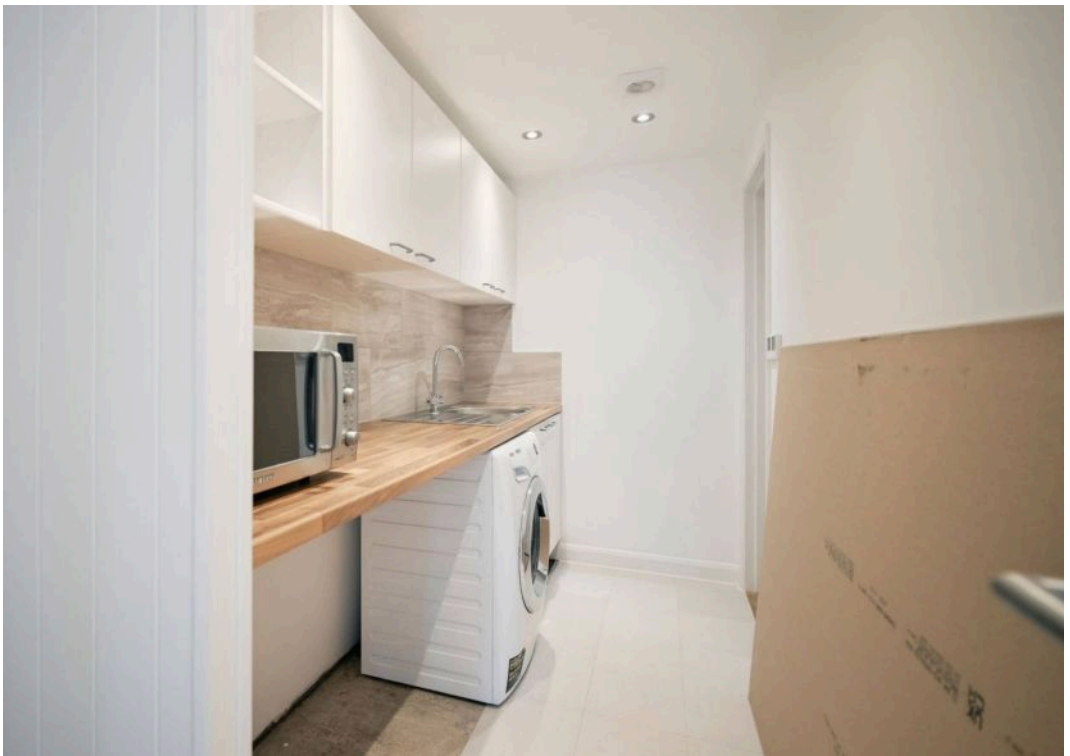
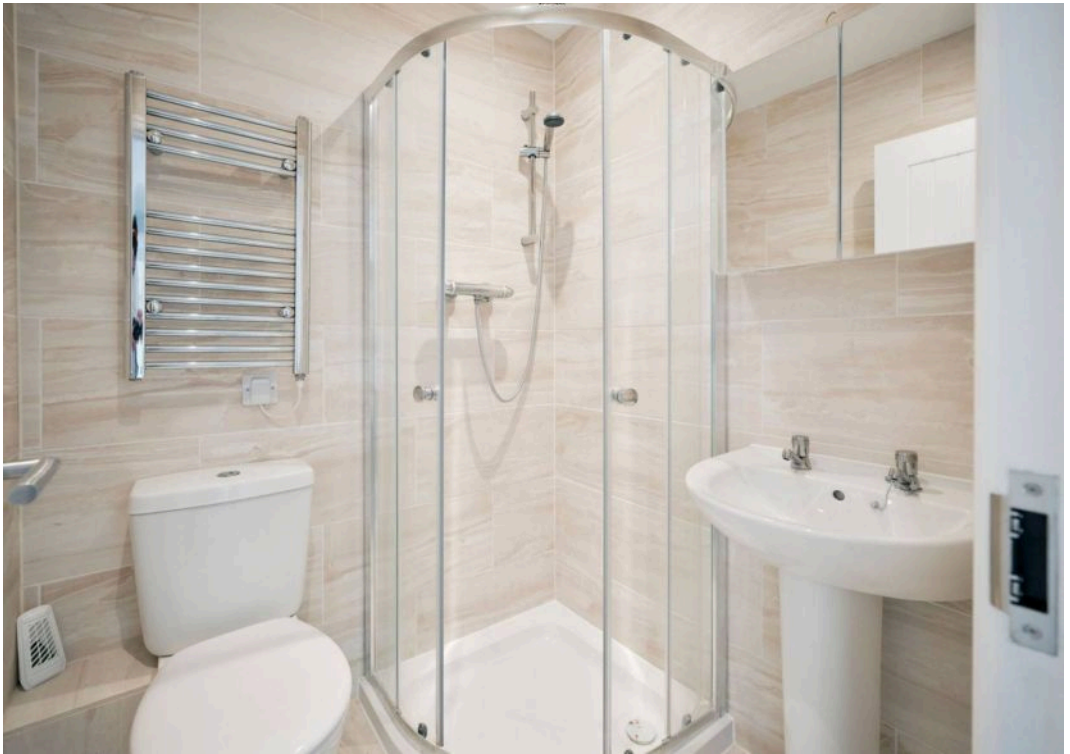
Large garage with storage space and driveway parking for 5 to 6 cars

Services

All mains service (excluding gas). Oil fired central heating. Fully double glazed.



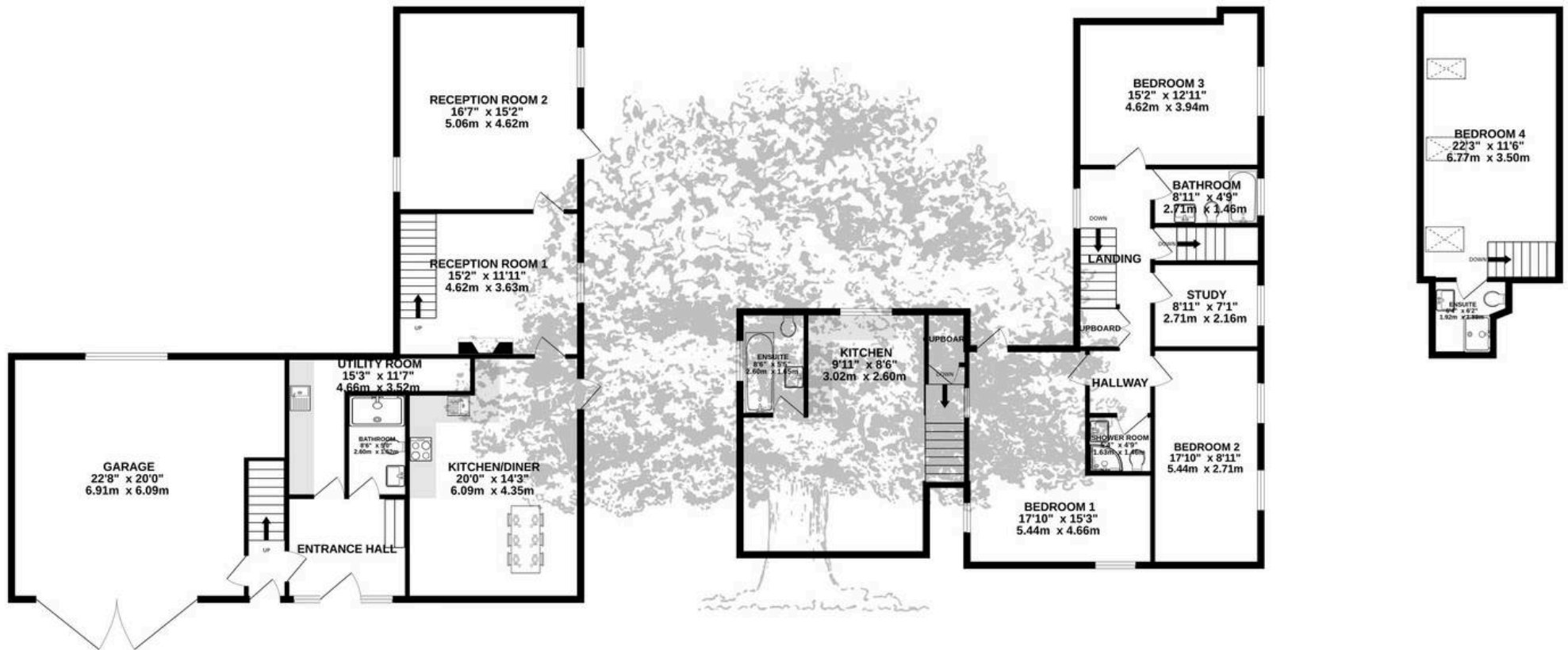




GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.

1ST FLOOR
1196 sq.ft. (111.1 sq.m.) approx.

2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 2848 sq.ft. (264.6 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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