



## Acer House, Le Clos des Chenolles, Les Chenolles

Asking Price £1,350,000

# BROADLANDS

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# Acer House, Le Clos des Chenolles

Les Chenolles, Jersey

- Substantial granite farmhouse close to St John's Village
- Well presented throughout
- Eat-in kitchen, living room with granite fireplace & additional large reception room with bay window
- Very flexible accommodation with up to 6 bedrooms & 3 bathrooms
- Option for integral two generation unit
- Utility room
- Original features including granite fireplace & impressive mahogany staircase
- Enclosed south facing garden with heated swimming pool
- Additional large lawned front garden
- Integral single garage plus driveway parking for 5-6 cars
- Over 3,500 sq ft - space for all the family
- Sole agent
- Please contact Joanna 07797887751 / [joanna@broadlandsjersey.com](mailto:joanna@broadlandsjersey.com)





# Acer House, Le Clos des Chenolles

Les Chenolles, Jersey

**This substantial granite farmhouse sits close to the heart of St John's Village and offers over 3,500 sq ft of beautifully presented, versatile accommodation.**

Full of character, the property blends original features—including a granite fireplace and impressive mahogany staircase—with modern comforts to create a warm, welcoming family home.

The exceptionally flexible layout includes up to six bedrooms and three bathrooms, with potential for an integral two-generation unit if desired. The generous living space features a spacious eat-in kitchen, a charming living room with granite fireplace, and an additional large reception room complete with fireplace and bay window.

Outside, you'll find an enclosed south-facing garden with a large lawn and heated swimming pool, a spacious lawned front garden, an integral single garage, and driveway parking for 5-6 cars.

With over 3,500 sq ft of accommodation, this is a rare opportunity to secure a substantial family home that effortlessly balances character, comfort and flexibility in a sought-after location close to amenities in St John's Village.







### **Living**

Spacious eat-in kitchen with door to the garden, living room with impressive granite fireplace with log burner & additional large reception room with fireplace and bay window. There is also a utility room & downstairs W.C.

### **Sleeping**

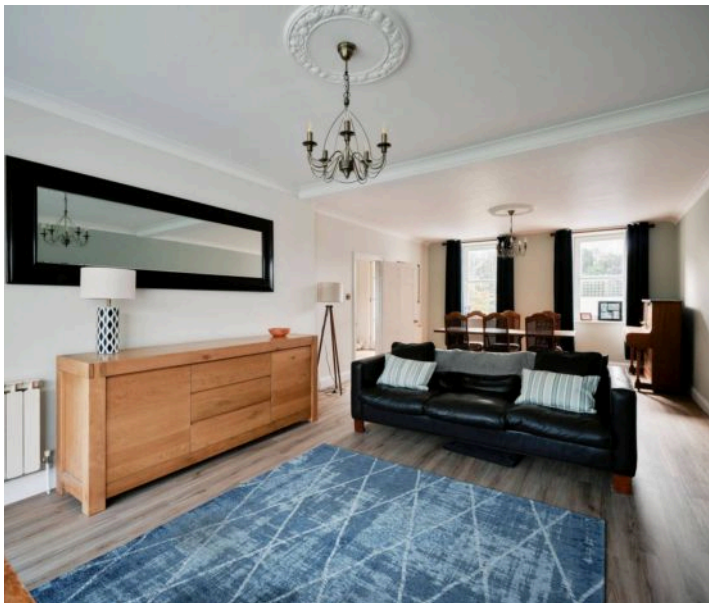
Upstairs there is the potential to have six good size bedrooms, including main bedroom with dressing room and en-suite. The current owners utilise the space as four double bedrooms, plus an office & large media / play room. There are three bathrooms (one en-suite). There is also the potential to turn the media room into a 2nd generation unit if desired.

### **Outside**

Good size fully enclosed, south facing garden with lawn area and heated swimming pool. Additional large lawned front garden. There is a single garage plus driveway parking for 5-6 cars.

### **Services**

Fully double glazed. Oil fired central heating.

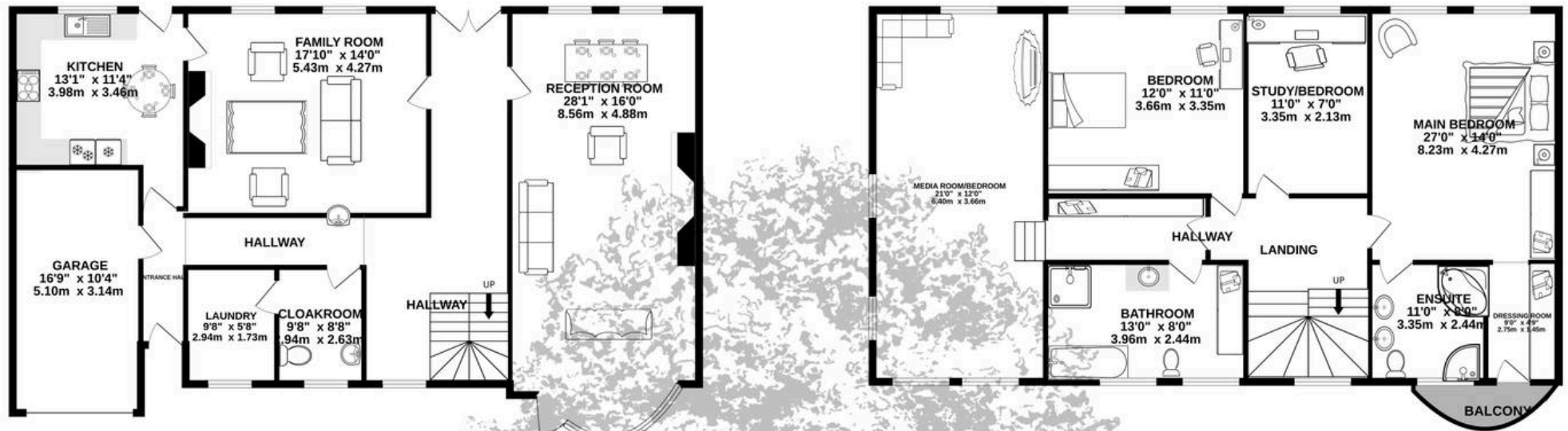




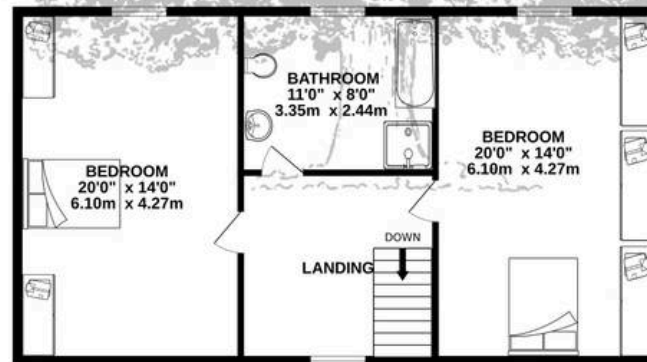


GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.

1ST FLOOR  
1455 sq.ft. (135.2 sq.m.) approx.



2ND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 3746 sq.ft. (348.0 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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