



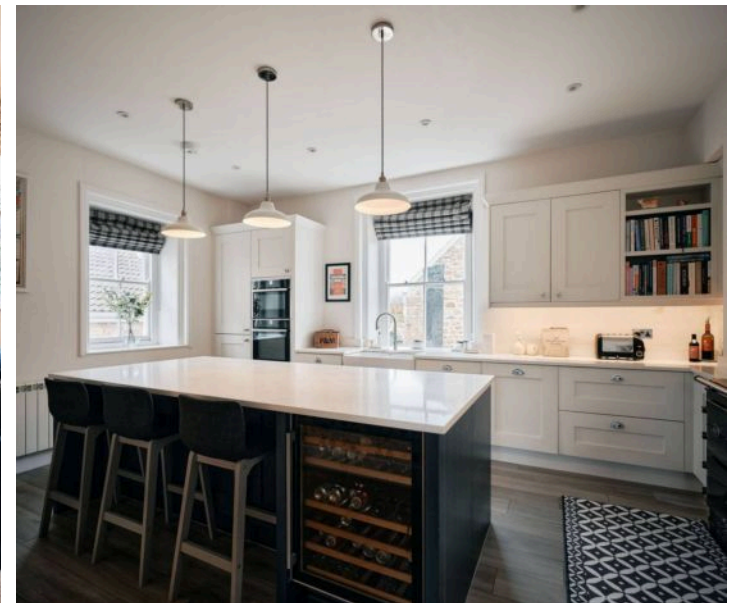
Carteret Farm, La Rue De Grouville, Grouville
£1,795,000

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Carteret Farm, La Rue De Grouville

Grouville, Jersey

- Traditional 4 bedroom 4 bathroom Jersey home
- Additional 2 bedroom guest dwelling - Stunning new barn conversion
- Gated entrance - Parking for 10 cars
- Period property packed with character and charm throughout
- Carefully refurbished and modernized giving you an exceptional living experience
- Main house 2900 sq ft and 2 bed guest dwelling 900 sq ft
- Stunning kitchen with island and breakfast bar. Aga and separate utility room
- 2 great size lawned gardens with a decked area and surrounded with countryside views
- Sole agent - No onward chain
- Call Doug on 07700702585 or doug@broadlandsjersey.com



Carteret Farm, La Rue De Grouville

Grouville, Jersey

Nestled in a peaceful countryside setting, this exceptional 4 bedroom traditional Jersey home offers a unique blend of character and charm with contemporary luxury, providing an outstanding living experience for families or those who love to entertain. The main house is beautifully refurbished and thoughtfully modernized, featuring four spacious bedrooms and four stylish bathrooms, all arranged over a generous 2900 sq ft layout. The heart of the home is a stunning kitchen, complete with a large island, breakfast bar, classic Aga, and a handy separate utility room, creating the perfect hub for both every-day living and special gatherings. The living areas are flooded with natural light and showcase elegant period details, seamlessly blending original features with modern finishes. In addition to the main residence, a newly completed barn conversion offers a superb two bedroom guest dwelling (900 sq ft), ideal for visiting family, guests, or as a home office or studio. Accessed via a gated entrance, the property boasts parking for up to 10 cars, ensuring convenience for homeowners and visitors alike. With no onward chain, this home is ready for its next chapter and is available exclusively through us as sole agents.





Additional Information

Main house is Grade 3 listed. No listing on the Barn.

Main house living

Kitchen – A truly stunning design by Watsons of Harrogate, featuring a stylish island unit with breakfast bar, classic Belfast sink, and an electric Aga. A utility room adds practicality and convenience. Dining Room – A great-sized space, perfect for family meals or entertaining guests. Lounge – Generous proportions with a welcoming fireplace, creating a cozy yet elegant atmosphere.

Main house sleeping

Bedroom 1 – Spacious double with its own En-suite bathroom featuring a full bath, perfect for relaxation. Bedroom 2 – Comfortable double with a modern En-suite including a walk-in shower. Bedroom 3 – Generous double bedroom, complemented by a house bathroom with a walk-in shower. Second Floor – Bedroom 4 – Well-proportioned double with eaves storage, ideal for practicality. Large landing leading to an attic space, offering excellent potential for storage or future use

Main house services

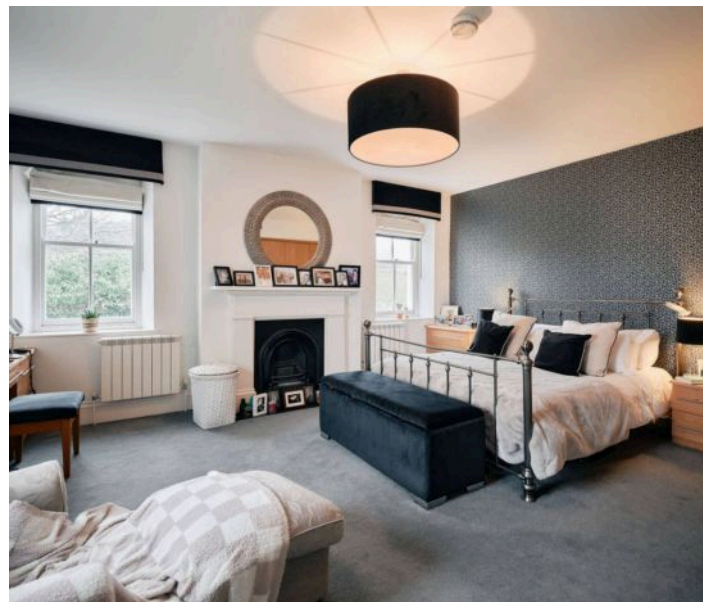
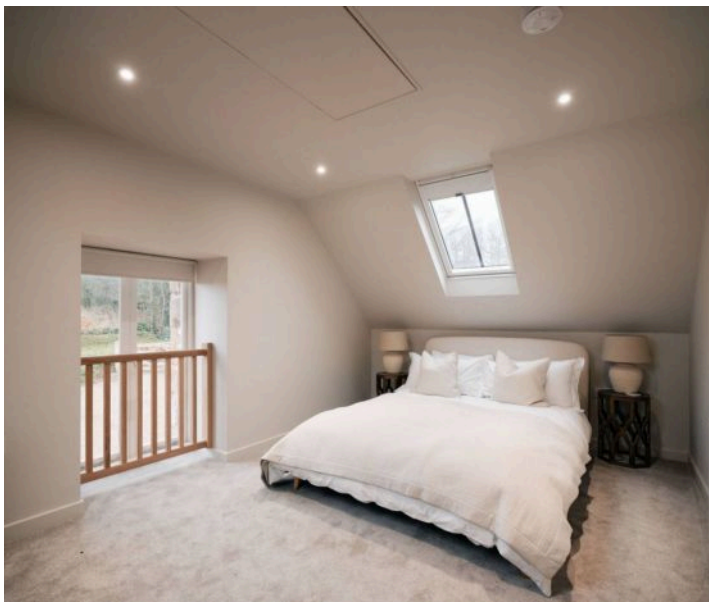
All mains, oil fired central heating.

Barn

Style & Condition – A totally refurbished traditional barn, beautifully restored while retaining its authentic character. Classification – Officially registered as a two-bedroom guest dwelling. Ground Floor – Two inviting reception rooms, offering flexible living and entertaining space. First Floor – Two well-proportioned double bedrooms served by a house bathroom, blending comfort with practicality. Character & Charm – Brimming with rustic appeal, this barn combines traditional features with modern finishes, creating a warm and welcoming atmosphere.

Barn services

All main services. Heating a combination of underfloor heating and radiators.





FIRST FLOOR

DRAWING ROOM
17'8" x 16'9"
5.33m x 4.87m

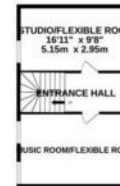
DINING ROOM
17'6" x 12'6"
5.33m x 3.81m

KITCHEN
20'8" x 13'0"
6.30m x 3.96m

ENTRANCE HALL

COMPOUND

PORCH



BEDROOM 1
17'6" x 16'9"
5.33m x 4.87m

BEDROOM 2
14'0" x 12'6"
4.26m x 3.81m

BEDROOM 3
17'6" x 16'9"
5.33m x 4.20m

LANDING
BATHROOM
5'0" x 7'0"
1.52m x 2.13m

LOBBY
BATHROOM
5'0" x 7'0"
1.52m x 2.13m
CUPBOARD

KITCHEN
10'0" x 10'0"
3.05m x 3.05m

LIVING AREA
12'0" x 12'0"
3.66m x 3.66m



Floor plan of the second floor. It includes a bedroom labeled 'BEDROOM 4' with dimensions '24'9" x 12'1" 7.55m x 3.69m'. An adjacent area is labeled 'ENCLOSURE' with dimensions '8'2" x 4'3" 2.50m x 1.40m'. A central 'LANDING' area contains a staircase. To the right is an area labeled 'ATTIC STORAGE'.

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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