



The Grange, Pontorson Mews, La Rue Du Pontlietaut, St. Cleme

£920,000

**BROADLANDS**

FINDING YOU A HOME SINCE 1972



# The Grange, Pontorson Mews, La Rue Du Pontlietaut

St. Clement, Jersey

- Beautiful character barn
- Renovated to a high standard
- Open plan living at it's best
- Spectacular vaulted ceiling
- Three double bedrooms plus study
- Could be 2 generation
- Outside garden room / bar area adjoining house
- Extra room suitable as study
- Bespoke cloak / boot room
- Gardens front and rear
- Two minutes from the beach
- Please call Nigel 07797718233 / [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)





# The Grange, Pontorson Mews, La Rue Du Pontlietaut

St. Clement, Jersey

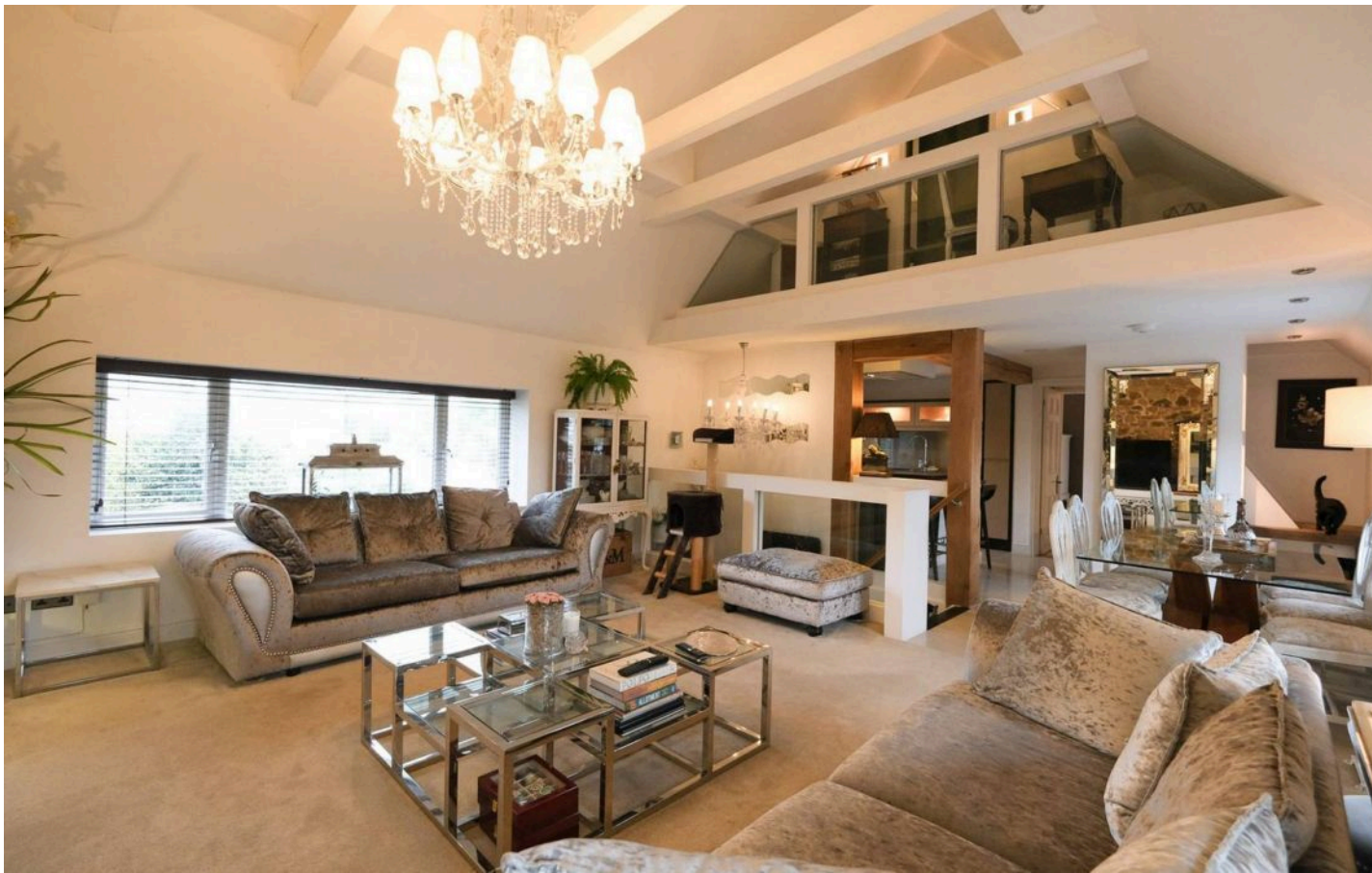
The current owner has embarked on a ground up restoration to create this spectacular, very unique property. The accommodation, over three floors is extremely spacious and, as well as having three double bedrooms and three bathrooms, has a grand living area with incredible high ceilings and exposed beams. The spacious mezzanine level is an added bonus of versatile living space.

Two double bedrooms at ground floor level and two separate garden areas means that it could be used as a two generation or home with income. Outside areas are private and positioned to enjoy all day sunshine.

Located on a fairly quiet speed restricted lane, the beach at Le Hocq is a 2 minute walk away with a little know public access through the houses. The number one bus stop is at the end of the road and, as well as the 2 allocated parking spaces, there is plenty of free public parking by the Parish Hall.







### **Living**

Amazing living space at first floor level with exposed granite wall to one and vaulted ceiling and ample space for dining table. Kitchen designed to be extremely sociable and perfect for entertaining. At ground floor level is a large rear porch or reading room. Accessed from the first floor via a staircase, is a spacious mezzanine with balcony overlooking the lounge.

### **Sleeping**

Ground floor main bedroom suite with en-suite shower room and a large dressing room plus secondary downstairs bedroom with en-suite. Upstairs, there is a double bedroom and house bathroom.

### **Outside**

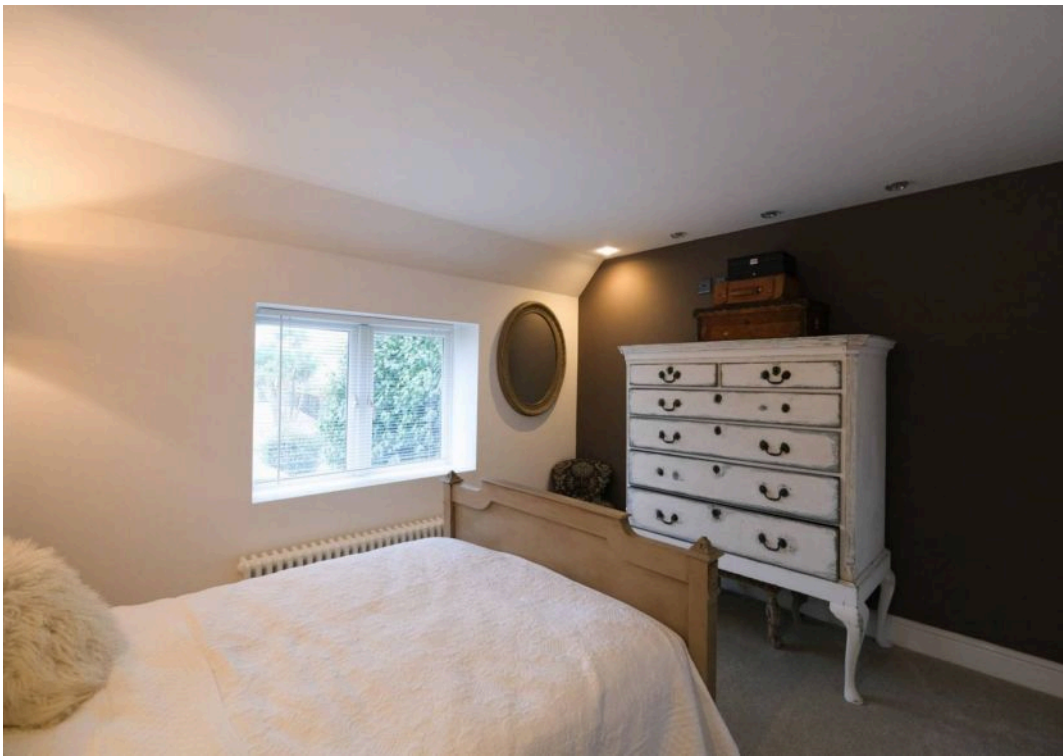
Large garden to the rear of the property which is extremely private and great for entertaining as it also has a covered terrace. Front split level patio area with water feature South west facing. The owners have also created a decked balcony accessed off the living room although currently the only access is via a window. The new owner would need to apply for planning permission to create a door. Either way there is ample outside space plus two parking spaces.

### **Services**

All mains ( no gas ) Wet electric central heating with conventional radiators. Electric underfloor in main bedroom and shower room.



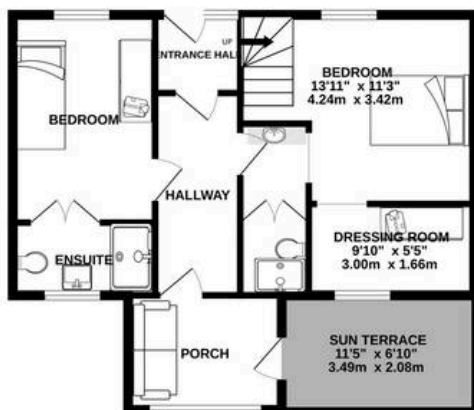




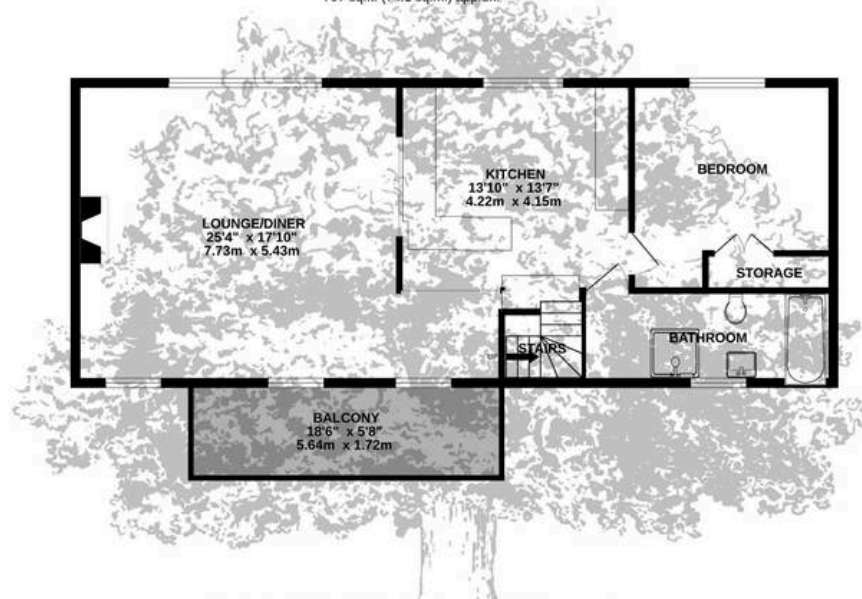




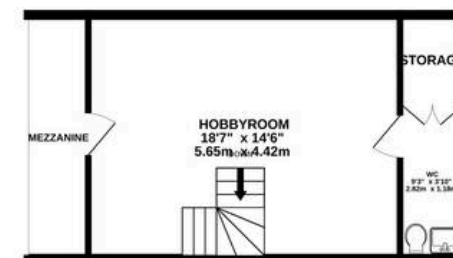
GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



2ND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

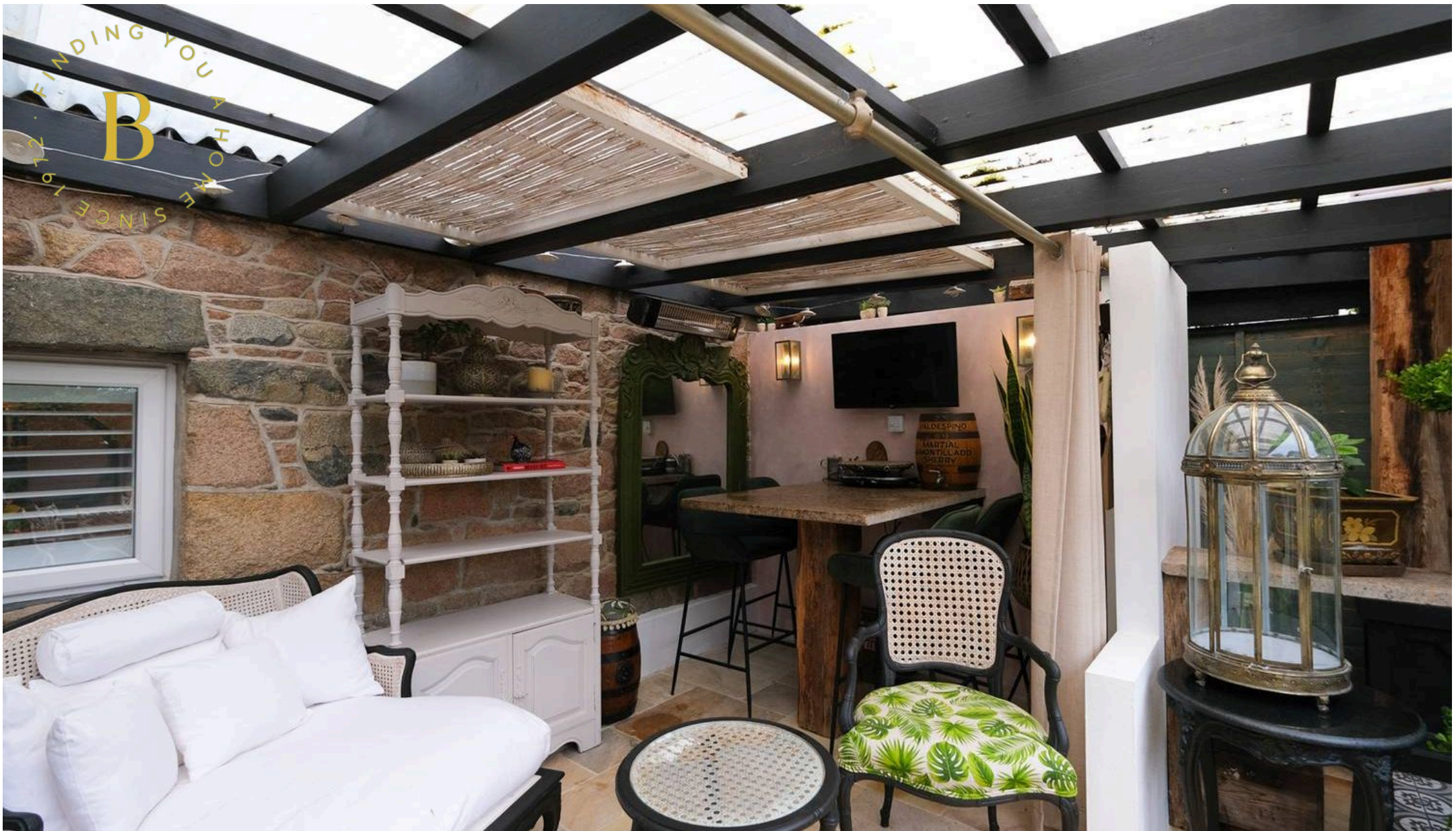


TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

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

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