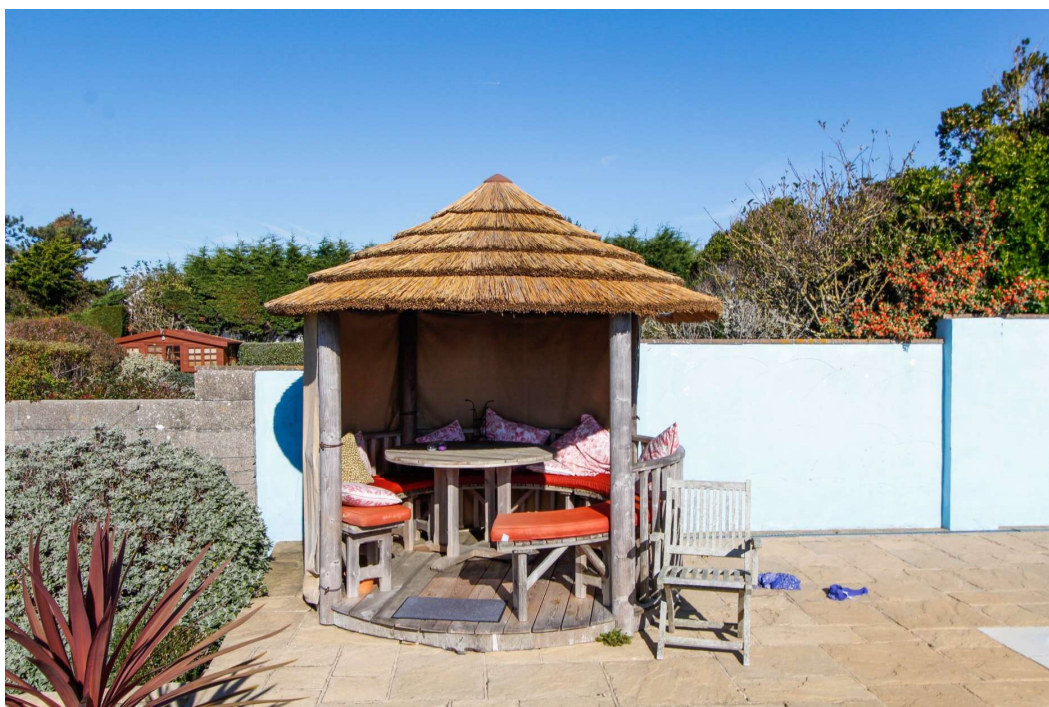


WILSONS



Beaumaris, Le Mont Rossignol, St Ouen, JE3 2LN
£2,450,000 | Qualified | Freehold

Property Reference: A1942



UNRIVALLED SEA VIEWS

Overlooking St Ouen's Bay and situated on the edge of Val De La Mare reservoir this recently upgraded 5 bedroom home is a rare find. Beaumaris is located in a stunning rural St Ouen's lane and has the added advantage of having direct pedestrian access into Val De La Mare Reservoir.

This property provides a very spacious and well-maintained range of attractive open plan living accommodation, opening to wide sun decks, together with a family kitchen designed with entertaining in mind, a cinema room and 5 bedrooms suites. The ground floor also comprises of a study, utility room and double doors leading out to the garden, raised pool and chalet. Beaumaris is accessed by a private cobbled and gated entrance and benefits from elevated views of St Ouens Bay and Corbiere.

Both the modern kitchen/diner and the garden has access onto the large decked terrace perfect for al fresco dining whilst overlooking the bay.

The lower ground floor is currently being used as a cinema room but with the bathroom attached it could easily become an en-suite bedroom. This room also has private access into the car port, which leads out to the double garage and parking area capable of holding six cars.

A rare opportunity to acquire a most appealing and immaculate presented home in this most sought after of locations.



- Superb views of St Ouens Bay-
- 5 Bedrooms, 4 Bathrooms-
- Spacious open plan rooms-
- Sun terrace overlooking Val De La Mare Reservoir-
- Ample Parking-
- Raised garden with a pool and sea views-







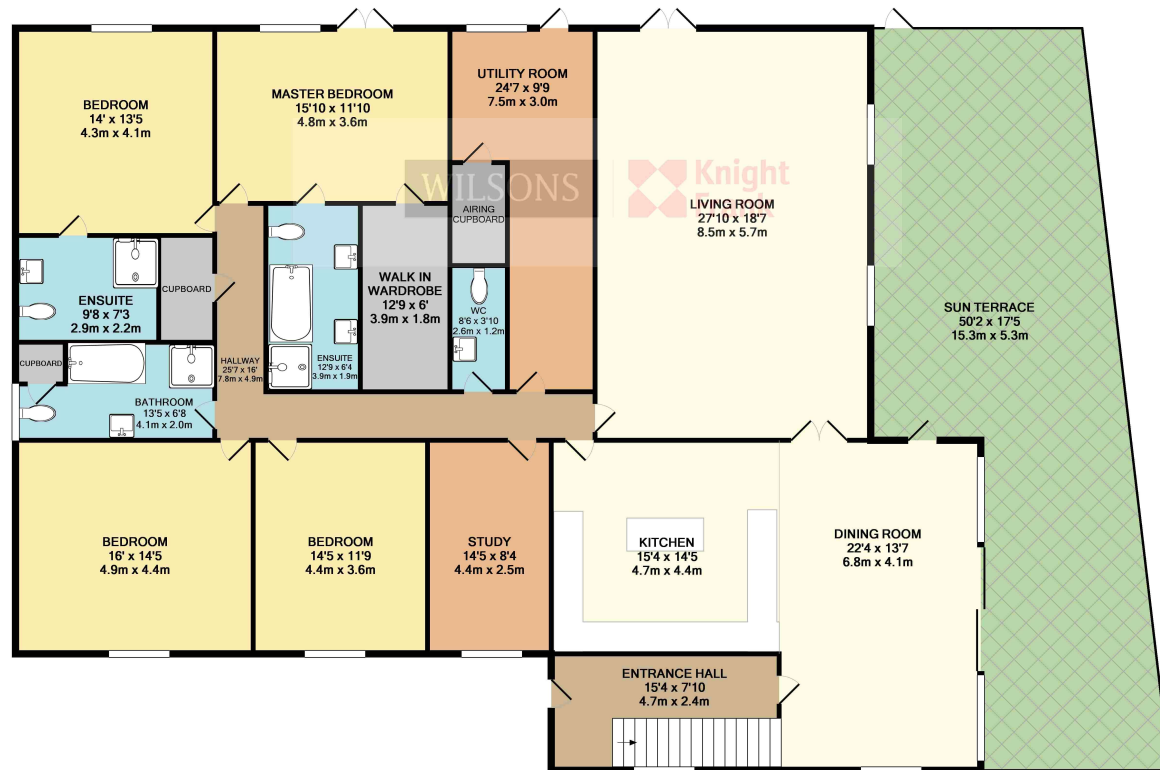
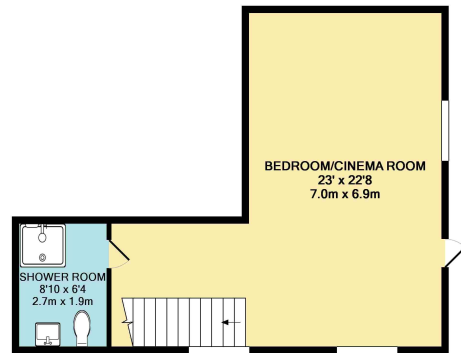




TOTAL APPROX. FLOOR AREA 3217 SQ.FT. (298.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SERVICES

Bore hole water
Septic tank
Fully double glazed
Integrated speaker system
Oil fired heating in the bedrooms and electric underfloor heating for the rest.

DIRECTIONS

Heading up Mont Rossignol from Sunset Nurseries the property is the first on the right hand side.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

