

INTRODUCING

Les Chasses Farm, La Rue De Guillaume Et D'Anneville, St Martin, JE3 6DP



Connecting People & Property Perfectly.

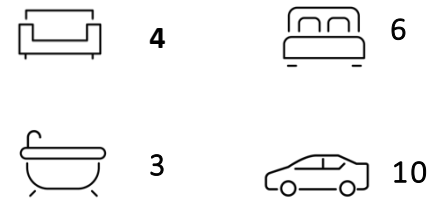
Set peacefully within the ever-popular rural parish of St Martin, Les Chasses Farm enjoys a stunning position with sea views and a wonderful sense of seclusion. Dating back to the 17th century, this traditional family home offers a rare opportunity to acquire a character filled property, set within approximately 26 verges (circa 12 acres) of its own land. Ideal for those seeking privacy and rural charm, the extensive grounds are particularly well suited for equestrian use. Built in 1623, the farmhouse is approached via its own private driveway from a quiet country lane, surrounded by picturesque countryside. Despite its tranquil setting, the property is exceptionally well located, offering convenient access to many of the island’s leading schools, as well as the scenic coves and beaches of the East Coast.

Now on the market for the first time in 65 years, the home has been thoughtfully modernised over time, while still offering significant potential for further enhancement, subject to the usual planning permissions. The main residence features four bedrooms and showcases a harmonious blend of traditional architecture and modern living. In addition, there is a generously sized, self-contained one bedroom flat with its own entrance, dedicated parking, and pleasant views across the surrounding fields—making it an ideal space for second generation accommodation or potential rental income.

To the rear of the main house lies a substantial 4,600 sq ft double storey outbuilding, currently used for storage. It benefits from domestic curtilage, a large yard, and a separate access route, providing an exciting opportunity for redevelopment, subject to planning consent. The northern section of the land is accessed via a neighbouring avenue (La Chenaie des Bois), which offers the option to keep the secondary avenue exclusively for private use by Les Chasses Farm. This thoughtful layout enhances the estate’s privacy and potential. Altogether, Les Chasses Farm represents a fine and very practical small country estate, combining historic charm, development potential, and a serene location in one of Jersey’s most desirable parishes.

- **Much sought after rural location**
- **Compact country estate**
- **First time available in over 65 years**
- **Equine facilities**
- **Long private driveway**
- **Circa 26 verges of land**

**Price £3,150,000** | Qualified | Freehold









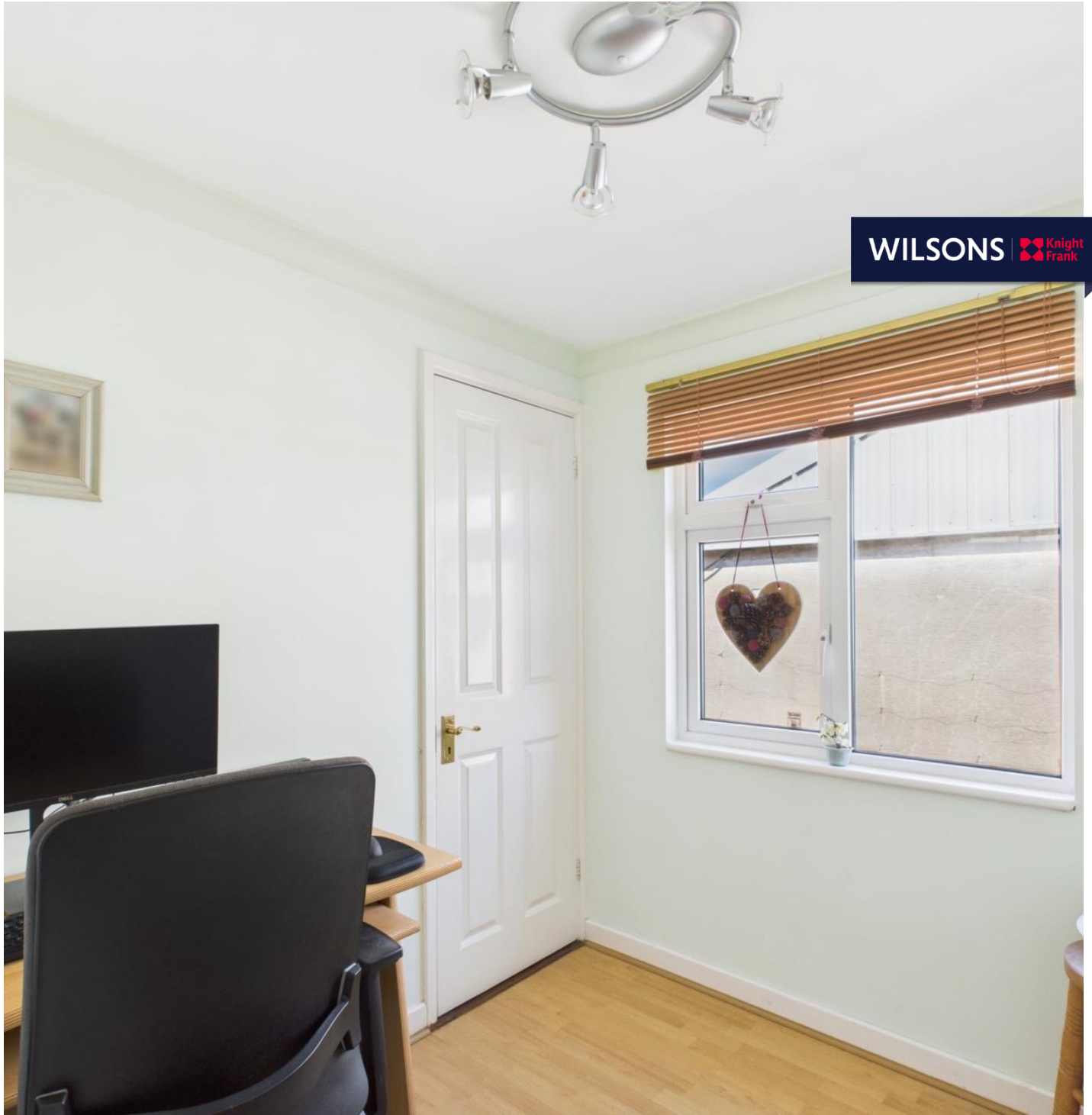












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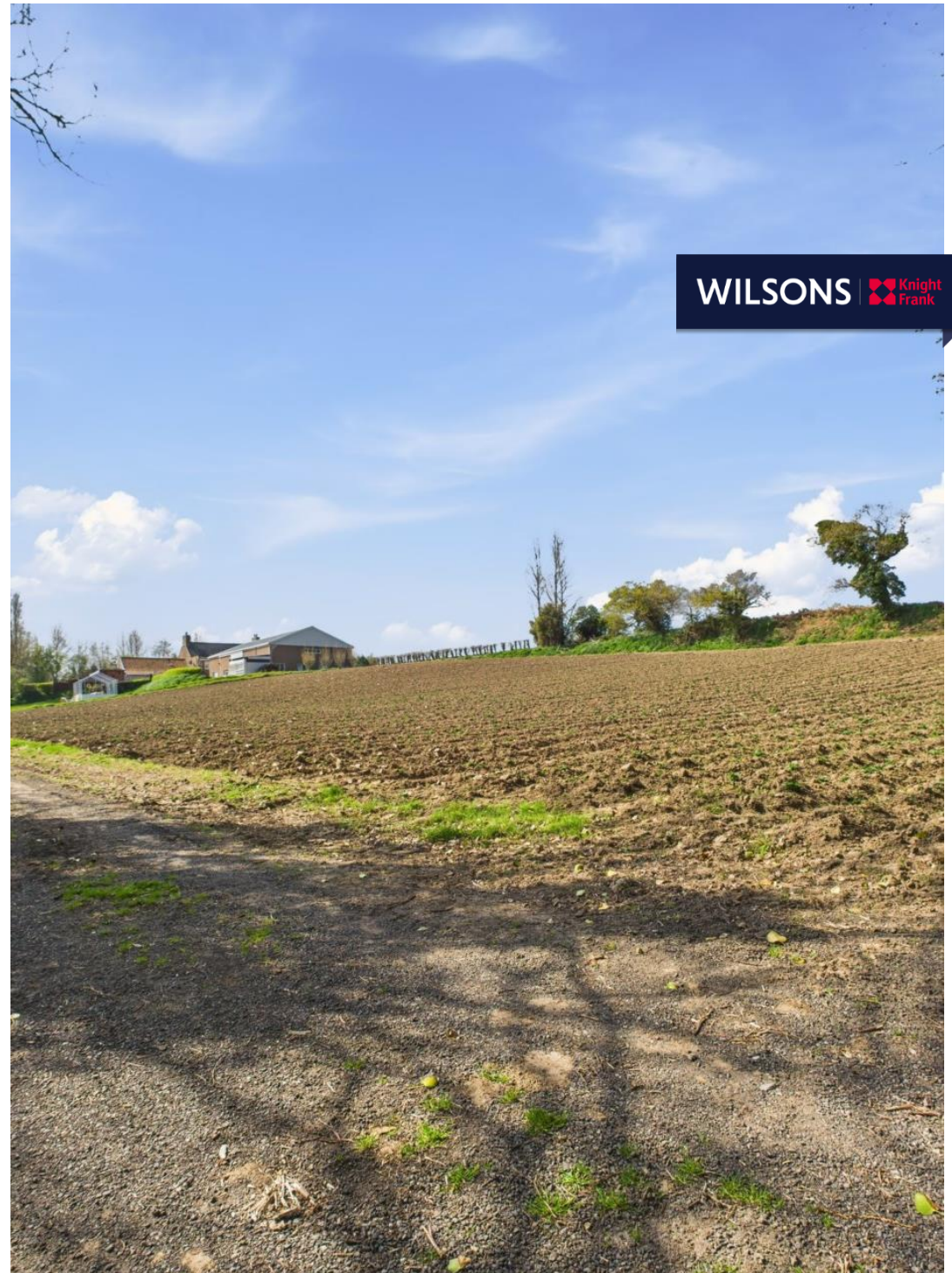


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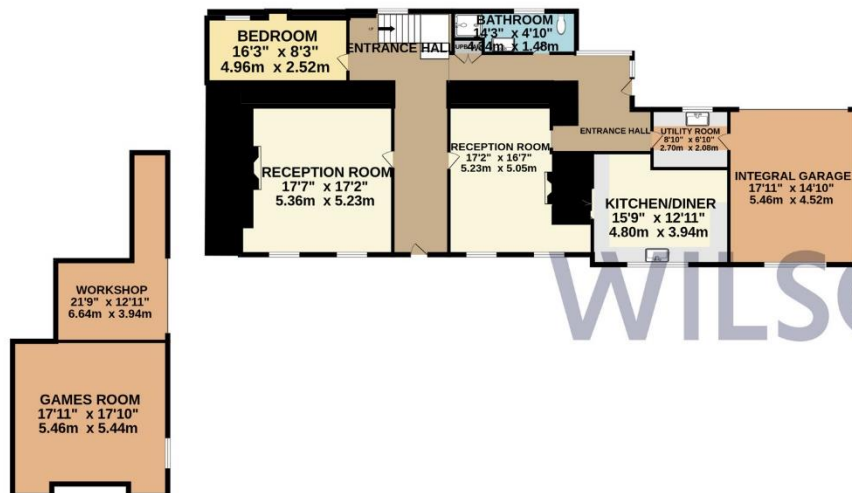




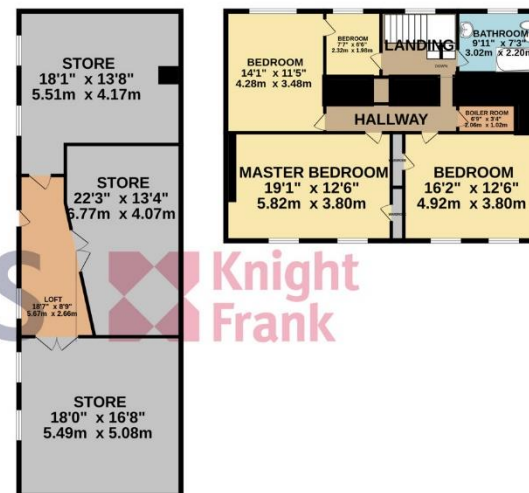




GROUND FLOOR  
2050 sq.ft. (190.4 sq.m.) approx.



1ST FLOOR  
1024 sq.ft. (94.8 sq.m.) approx.



THE FLAT  
490 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 4464 sq.ft. (414.7 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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### SERVICES

Mains electricity (3 phase). Borehole water supply. Soakaway drainage system, a connection to the mains drains, may be available subject to agreement with neighbouring land owner.

### 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.

Call: +44 (0) 1534 877977  
Email: [office@wilsons.je](mailto:office@wilsons.je)

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