

INTRODUCING

La Chasse, La Rue De L'Etocquet, St John, JE3 4AE



Connecting People & Property Perfectly.

Set surrounded by unspoilt countryside, this beautiful compact equine estate, offers a splendid opportunity to a discerning purchaser, who seeks a prestigious country home, which also offers if required, the most excellent facilities for equine pursuits. The property is located off a quiet country by-lane and stands approached via its own attractive gated driveway, ensuring maximum seclusion and privacy. It comprises a picturesque beautifully modernised and enlarged, traditional granite (18th Century) principal residence together with a separate guest apartment annexe and a further self-contained 2 bedroom cottage unit. The principal family accommodation includes, 4 reception rooms, 5 bedrooms and 3 bathrooms and is most tastefully presented and in walk-in condition throughout. The whole is set within some 22 verges (9.5 acres) of land, with formal garden areas with swimming pool, extensive horse grazing paddocks, stables and amenity areas. Tranquilly located in the West of the island, the property is within a very short walk of the spectacular North coast cliffpath network and to an atmospheric and historic country hostelry. The island's airport is also within just a few minutes driving distance, as are shopping facilities at St John's Village. Of particular note – All the land at La Chasse can be used for equine purposes, as the property was conveyed into a limited liability company ownership, prior to the existing laws regulating agricultural land usage, being implemented – Very few such unrestricted estates now exist in Jersey, making the availability of La Chasse a relatively unique opportunity and purchase can be effected by a Company Share Transfer.

-A SUPERBLY MAINTAINED AND MOST APPEALING COUNTRY HOME-

- **Tranquil North coast location**
- **5 bedrooms, 4 reception rooms**
- **Separate guest apartment plus 2 bedroom cottage unit**
- **Circa 22 verges of land**
- **Swimming pool, stables and horse grazing paddocks**
- **Gated driveway approach**

**Price P.O.A** | Qualified | Share Transfer

 4	 5
 3	 10

PROPERTY ID: 2132





















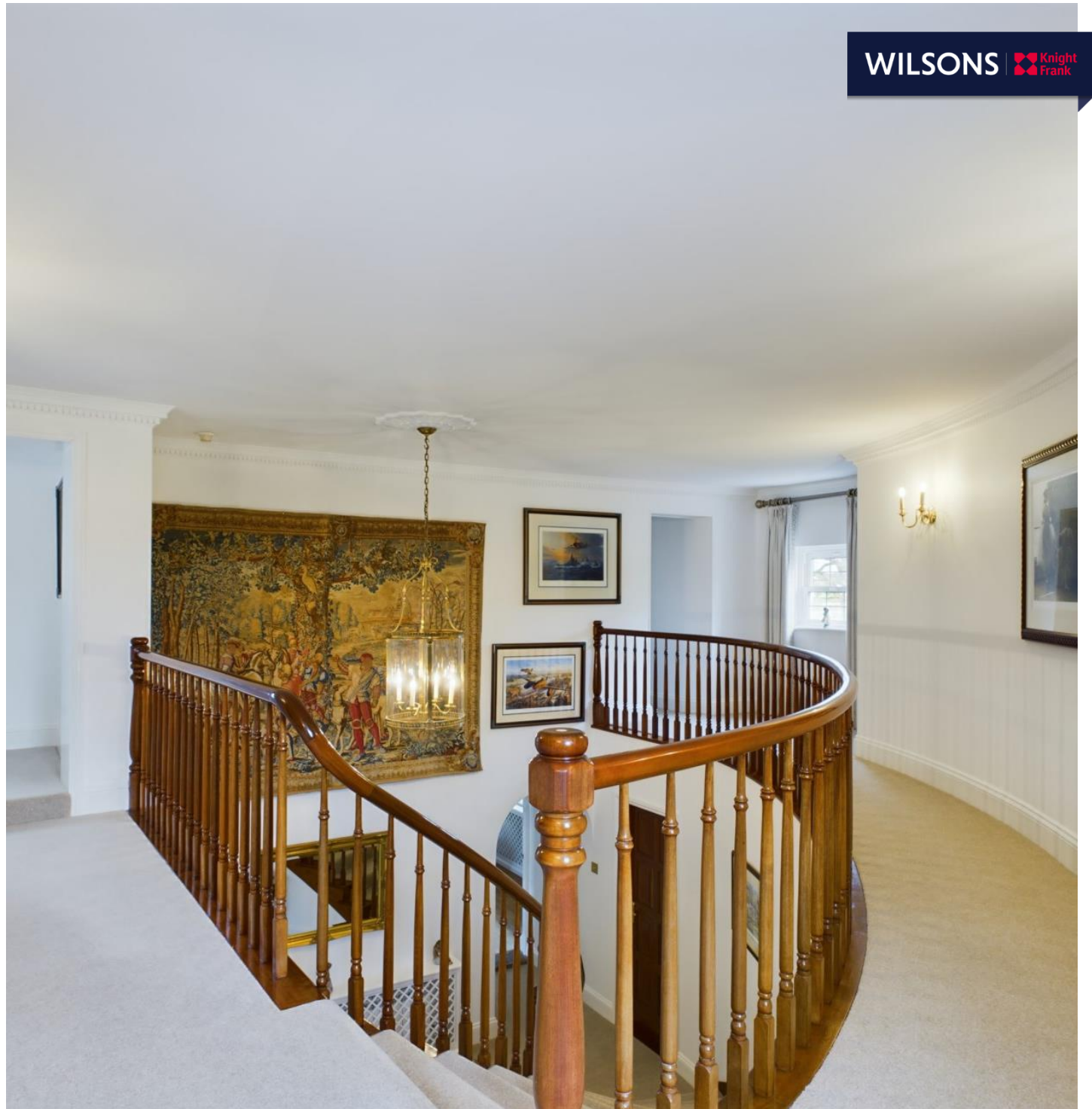
































LA CHASSE









## SERVICES

3-phase electricity.

Mains water.

Soakaway septic tank.

Bore hole water supply for external hose pipes and to the stables.

## DIRECTIONS

### 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.

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