

INTRODUCING  
Les Courtils, Rue Freule, St Ouen, JE3 2EB



Connecting People & Property Perfectly.

Located down a peaceful country green lane in the heart of St.Ouen, this beautifully refurbished detached granite house offers the perfect blend of traditional charm and modern living. Lovingly updated by the current owners to exacting standards, the property is ready to move into and enjoy.

Upon entering, you're welcomed by a spacious entrance hall featuring ample built in storage with practical utilities, along with a separate cloakroom for added convenience. The open plan living space exudes warmth and comfort, boasting a cosy seating area with a wood burning stove and a dining area that seamlessly connects to the garden through elegant bifold doors, ideal for entertaining or simply enjoying the view. The large, quality country style kitchen features a central island and fully integrated appliances, providing a stylish and functional space for everyday living and hosting family or friends. Upstairs, the home offers four well proportioned bedrooms, including three doubles and one single. The master bedroom benefits from a luxurious en suite, while the house bathroom serves the remaining bedrooms. There is also scope to convert the loft, which could accommodate two additional bedrooms (subject to the necessary planning permissions). Outside, the generous lawned garden enjoys all day sunshine and boasts stunning open views across the adjoining fields, with every summer sunset perfectly framed behind the house. Multiple seating areas provide options for relaxing or alfresco dining, and the property includes parking for four vehicles along with a double integral garage.

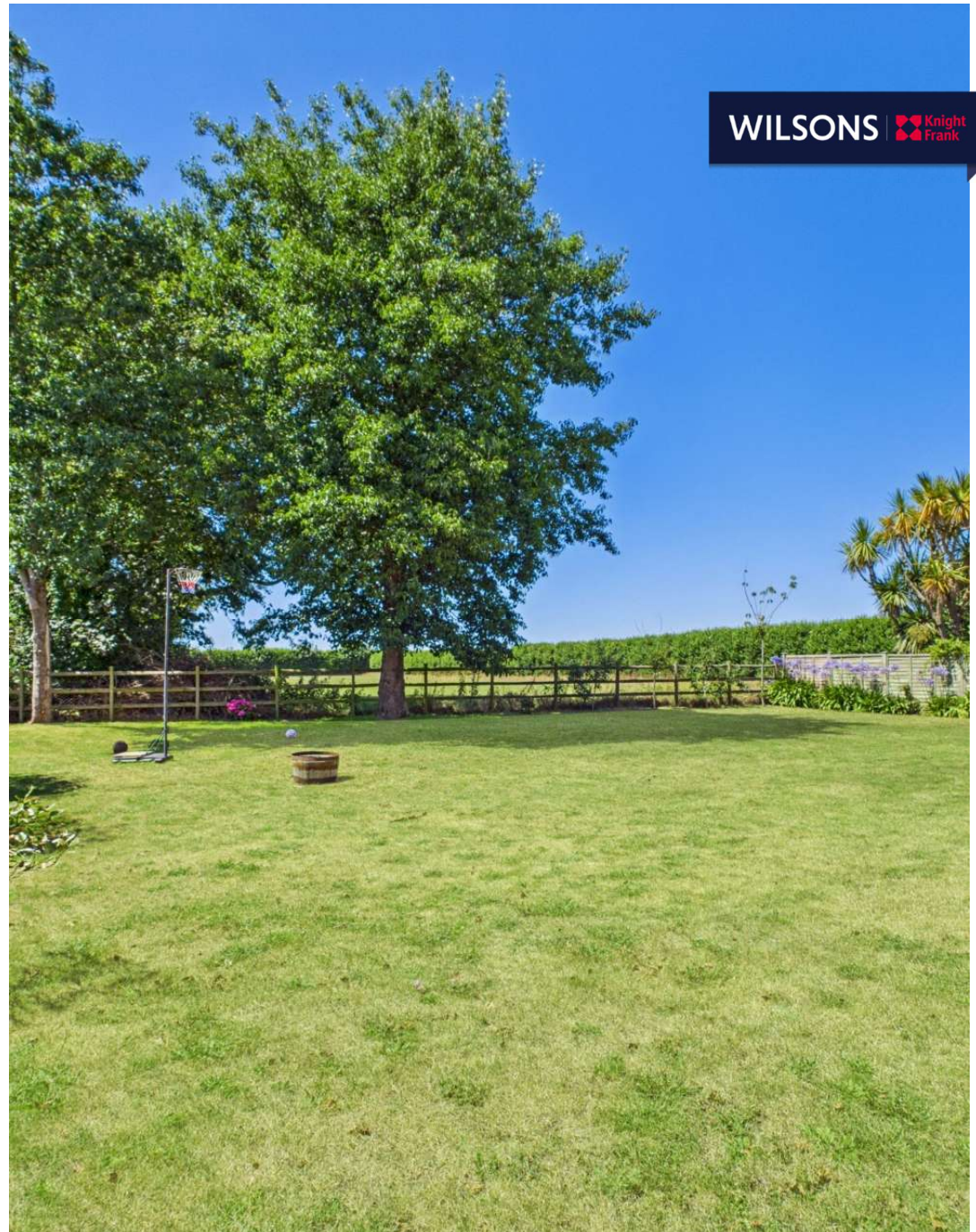
A rare opportunity to embrace the best of rural living, just moments from scenic country walks, the breathtaking St. Ouen's Bay, and the welcoming community spirit of the parish. More than just a house, this is truly a home.

- **Detached granite home**
- **Four bedrooms/ Two bathrooms**
- **Renovated to exacting standards**
- **Peaceful green lane location**
- **Large west facing garden**
- **Integral double garage and parking**

**Price £1,650,000 Qualified** | Freehold



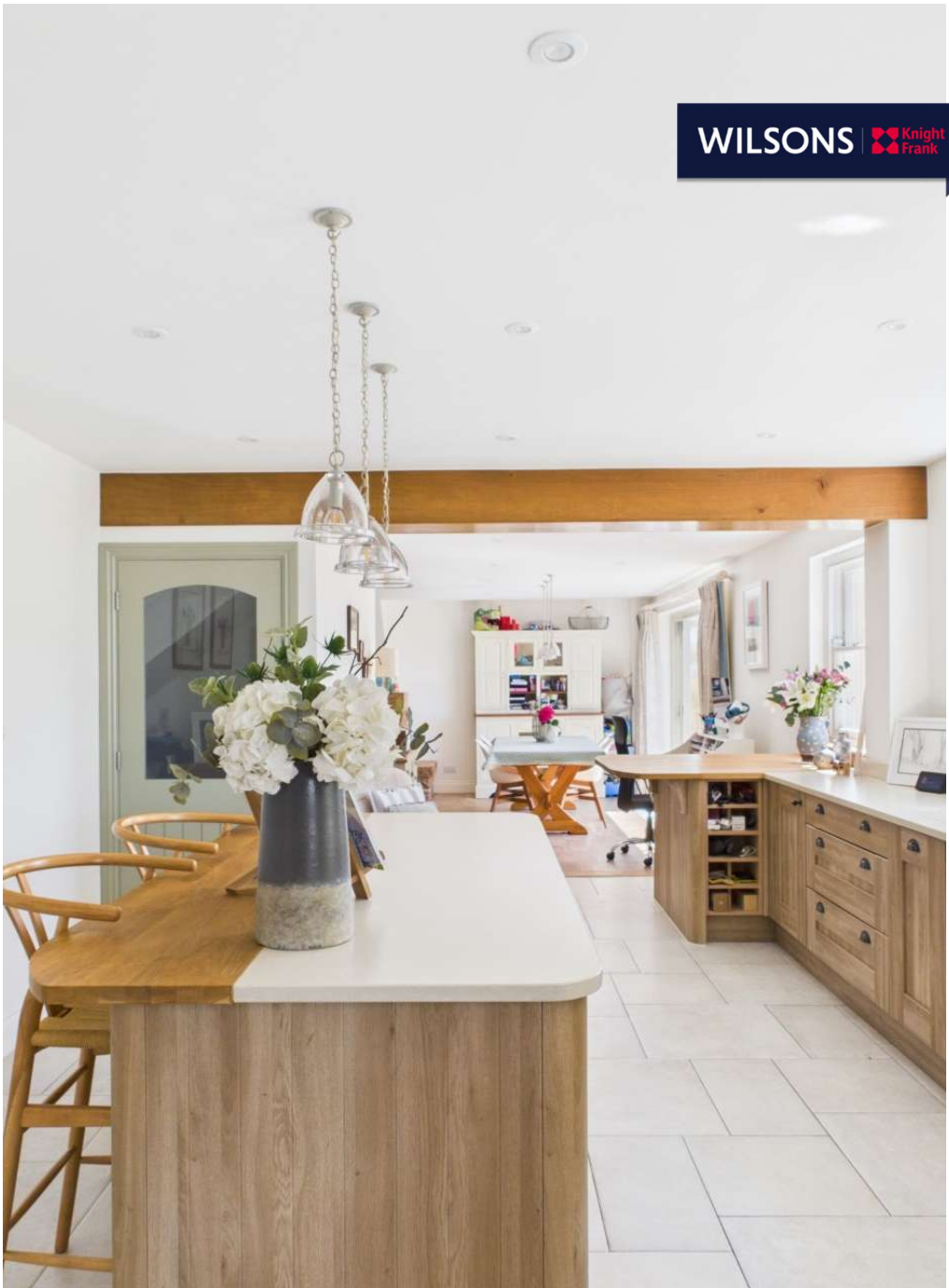
**PROPERTY ID: 2743**



















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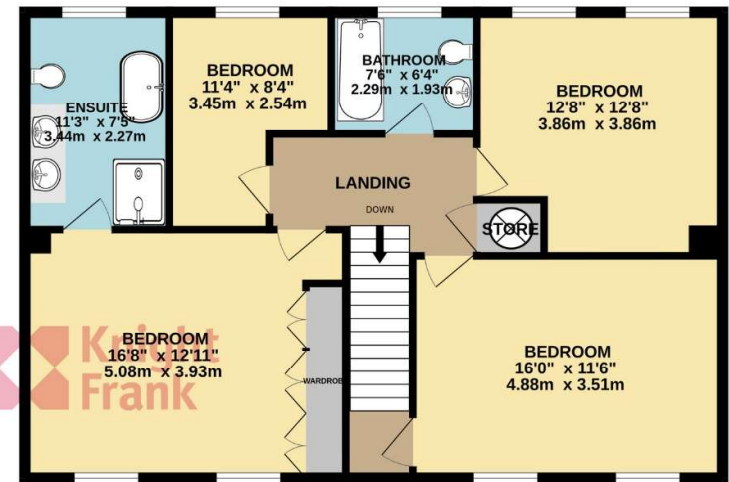




GROUND FLOOR  
1365 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 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 water (house) plus rain water harvesting (garden)

Mains drains

Full double glazing

OFCH plus underfloor heating (kitchen and both bathrooms)

### 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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