

INTRODUCING

Le Clos De Coleron, Le Chemin De Creux, St Brelade, JE3 8EG



Connecting People & Property Perfectly.

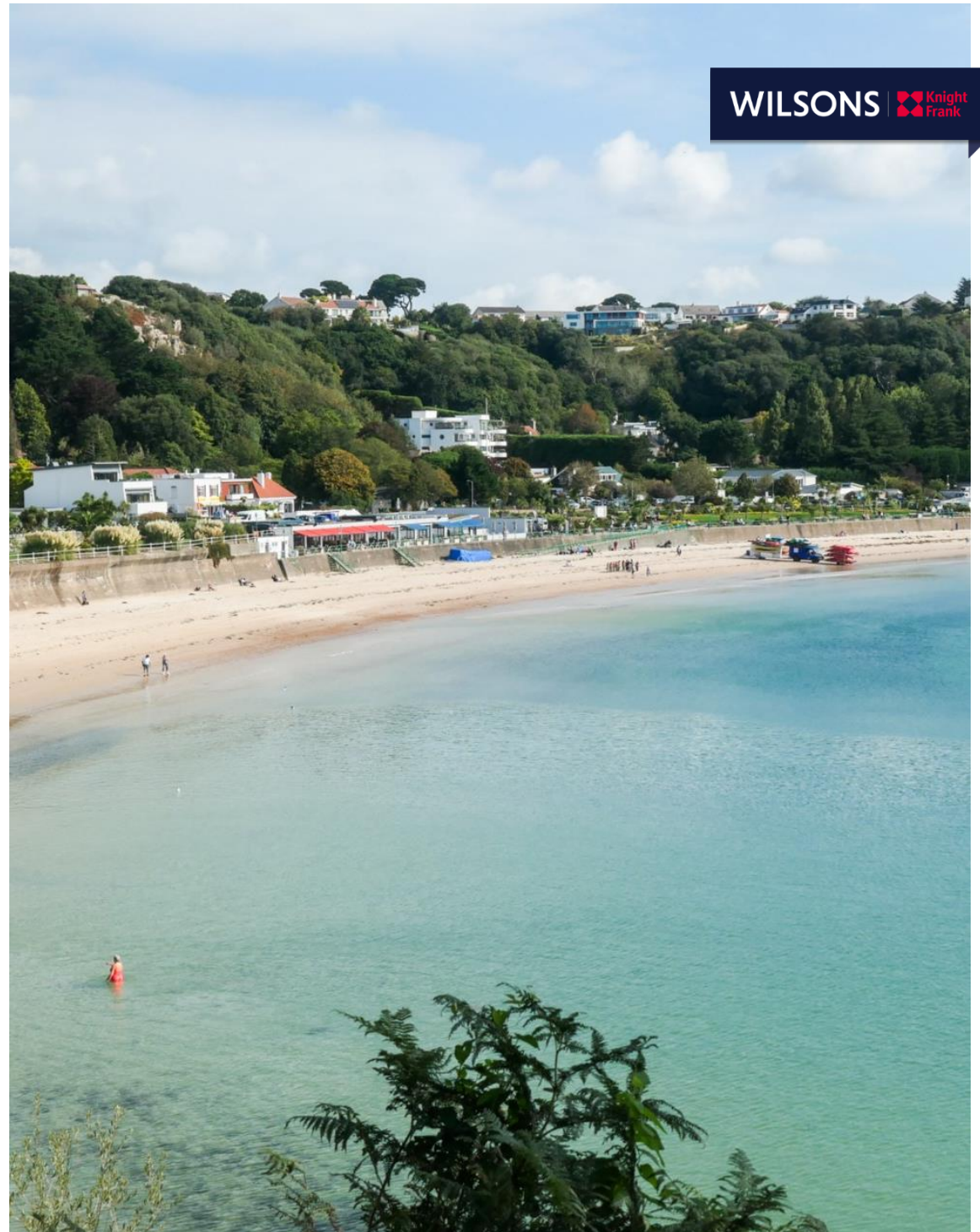
This virtually unique waterside residence, stands picturesquely located in a tranquil position, directly overlooking the full extent of St Brelade's Bay. This beautiful home was constructed at the instance of the current family ownership in the early 1960's and has recently been the subject of some most significant modernisation and enhancement, whilst still offering huge further potential. Set in one of Jersey's most sought-after and exclusive locations, Le Clos de Coleron enjoys the benefit of the private ownership of a substantial tract of natural coastal land and well wooded cotil and headland, together with generous sized formal gardens with swimming pool. Total land area is understood to amount to well in excess of 5.5 acres. The accommodation (in excess of 4,300 sq. ft) presently incorporates a truly stunning and extensive open-plan family living room / kitchen complex, together with a total of up to six bedrooms and four bathrooms. There is a very large integrally structured multi-car garage which affords most excellent scope for conversion and adaption to additional accommodation if required. On the market for the first time since original construction, the availability of this truly breathtakingly located prestige home, provides a truly exceptional 'once in a life time' opportunity.

- **Exclusive and breath taking location**
- **Direct coastal setting**
- **Magnificent sea views over St Brelade's Bay**
- **5.5 acres plus of coastal land**
- **Stunning family living complex - 6 bedrooms, 4 bathrooms**
- **Huge further potential**

Price £9,900,000 Qualified | Freehold



PROPERTY ID: 2972













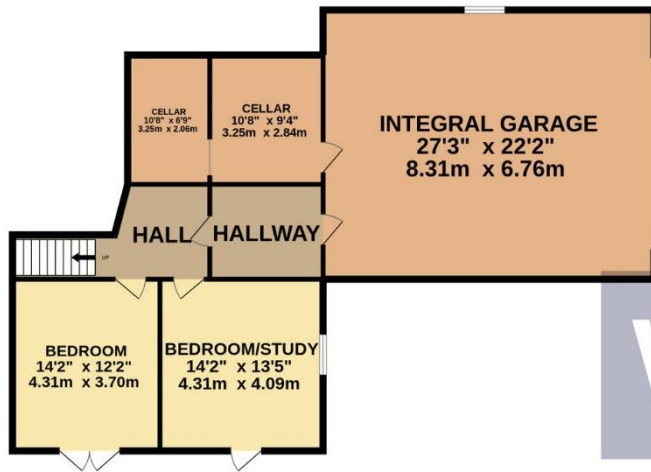








LOWER GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



GROUND FLOOR
3164 sq.ft. (293.9 sq.m.) approx.



TOTAL FLOOR AREA : 4465 sq.ft. (414.8 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

Septic tank and soakaway

Oil fired central heating with underfloor heating in the main living accommodation and 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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