

INTRODUCING

Pigneaux House, Princes Tower Road, St Saviour, JE3 7UD



Connecting People & Property Perfectly.

Welcome to this stunning traditional 18th century Georgian style property, a perfect blend of historical elegance and modern luxury. Situated on a gated driveway, this immaculate equestrian home is in close proximity to all major schools and a stones throw away from St Michaels.

The heart of this gorgeous home is its family kitchen, which seamlessly connects to a bright and airy conservatory, flooded with natural light and with views over the properties land. In total this modern kitchen and conservatory extends to some 35ft in length offering the perfect space for family and entertaining. There is a large utility room off the kitchen offering functionality and convenience. A large dining room leads on from the kitchen also with it`s own access from the ground floor hallway. With a functional fireplace and built-in storage cupboards this elegant room offers an excellent space for hosting family and friends. The third reception room of this elegant property is the spacious sitting room, with an original granite fireplace and functional wood burning stove, creating a cozy yet impressive impression, this room leaves nothing to be desired.

The first floor contains three of the five bedrooms comprising of the Master suite complete with en-suite bathroom and two walk-in wardrobes/ dressing rooms. Connected through the masters en-suite bathroom, yet still with its own access from the first floor landing, is the second bedroom which is currently used as the properties spacious office but equally is a fantastic room for a nursery. The third bedroom on this floor is a spacious double bedroom which seamlessly flows through an arched opening into the dressing room and en-suite bathroom.

On the second floor of this property are bedrooms four and five. Bedroom four is a gorgeous double with original exposed beams and vaulted ceilings, yet still offering built in wardrobes and eaves storage as well as an en-suite shower room, making this characterful bedroom stylish yet practical. Bedroom five is a grand 30ft in total length, laid out in an `L` shape the first section of this bedroom again features original wooden beams and built in cupboards and eaves storage with plenty of space for an additional lounge area accompanied by the en-suite bathroom. Leading on to the further end of the room there are vaulted ceilings with functional skylights, giving a natural lit and airy feel.

Outside this property boasts a generously sized south facing secure garden with a large sun trap decking area, below this used to be a swimming pool which can be easily reinstated if desired. The double garage and ample driveway space provides plenty of parking.

One of the highlights of this home are the three stables in a fenced in concrete based yard with their own storage shed and lean-to. In front of these are one of the properties fields which is currently laid as a large lawn but could be used as grazing. Behind the stables and additional parking space lays the main field, fully post and rail fenced in and accessed by a 5 bar gate this offers a safe space for your equines.

Viewing of this elegant property is highly recommended.

- **Elegant five bedroom 18th century Georgian style property**
- **Equestrian facilities with circa 5 vergees of grazing land**
- **35ft family kitchen and conservatory**
- **Enclosed south facing garden and decking**
- **Close to all major schools, a stones throw from St Michaels**
- **Double garage and driveway parking for 10+ cars**



3



5



4



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PROPERTY ID: 3467

Price £3,500,000 | Qualified | Freehold























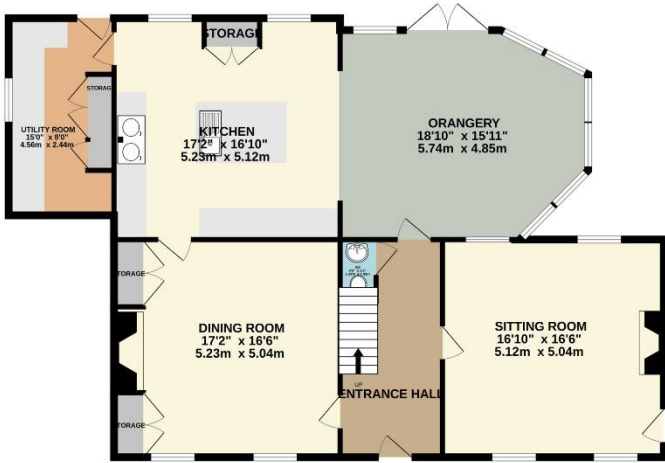


WILSONS  Knight Frank

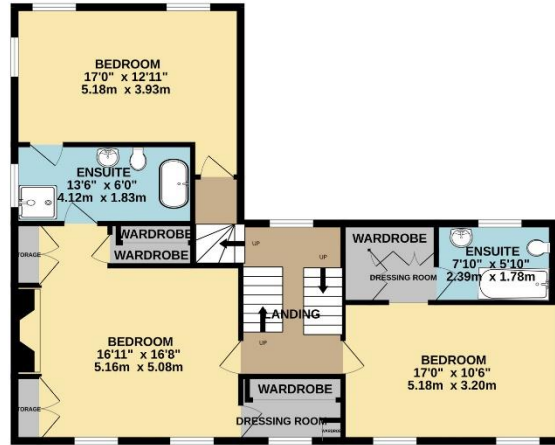


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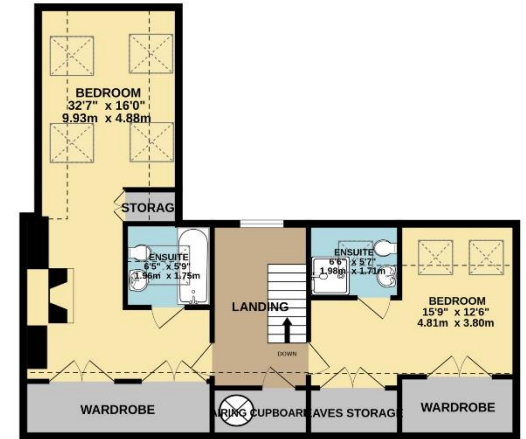
GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



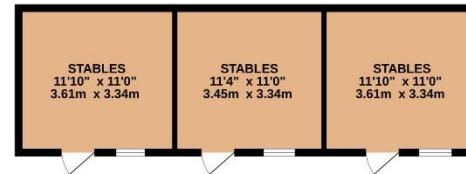
2ND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



GARAGING
270 sq.ft. (25.1 sq.m.) approx.



STABLES
394 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 3721 sq.ft. (345.7 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 water
- Mains drains
- Oil fired central heating
- Double glazed

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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