

INTRODUCING  
Le Bourg, Les Charrieres Des Bonne Nuit, St John, JE3 4DD



Connecting People & Property Perfectly.

This charming Victorian country home, perched on an elevated site overlooking the scenic Bonne Nuit Bay, is enveloped by its own expansive grounds and neighbouring countryside on all sides.

The detached property, offering complete privacy, was thoughtfully extended approximately a decade ago to include a spacious, single story two bedroom guest cottage. Ideal for multi-generational living, this addition serves as a comfortable home on one level for older relatives or as an independent space for a young adult preparing to transition to full independence. While the main house has been meticulously maintained, there is room for modern updates to unlock its full potential and allow the new owner to personalise the interiors to their taste. There's excellent potential to reconfigure the layout, such as creating a stunning dual aspect kitchen family room while preserving two additional reception spaces. The first floor comprises a master bedroom with an en-suite shower, two further double bedrooms served by the main bathroom, and a large attic room accessed via a staircase. Currently used as a hobby room, the attic could be transformed into additional children's bedrooms or a playroom.

The outdoor space enhances the properties allure. A west facing formal garden at the front bask in sunlight throughout the day, capturing spectacular sunsets, while the rear of the house is complemented by elevated gardens, an orchard, a field, and private woodland, blending seamlessly into the landscape and providing natural shelter. The gated driveway, with secure electric gates, leads to ample parking and a beautifully designed green oak double garage with storage, a gardeners toilet, and a workshop area.

- **Totally private location**
- **Gated driveway**
- **2 Generation home**
- **Mature gardens**
- **Land and orchard**
- **Carport and ample parking**

**Price £1,995,000** Qualified | Freehold



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PROPERTY ID: 3543



**WILSONS**  Knight Frank













WILSONS Knight Frank















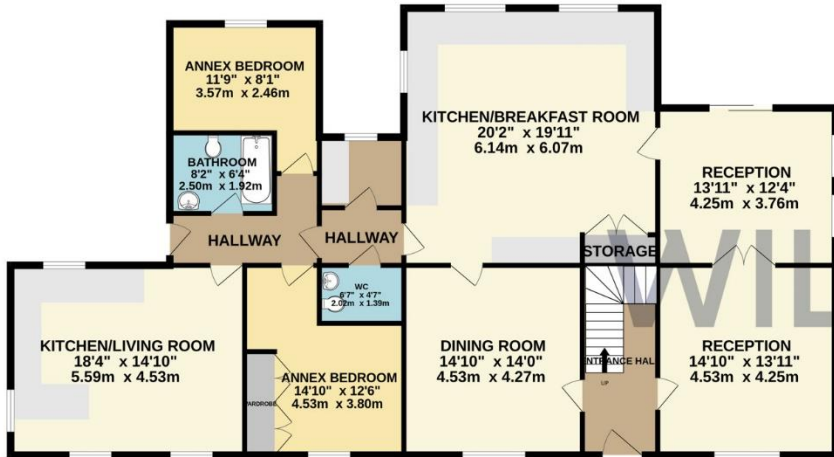




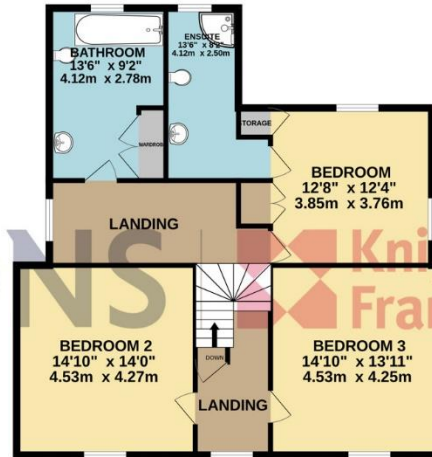




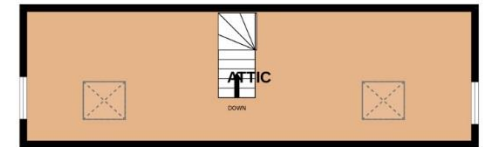
GROUND FLOOR  
1822 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 3189 sq.ft. (296.3 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

Electric Supply Type: Unknown, Gas

Supply Type: Unknown, Water Supply

Type: Unknown, Sewerage Supply

Type: Unknown

Type: Unknown

Type: Unknown



## 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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