

INTRODUCING
Grouville Court, La Rue A Don, Grouville, JE3 9GA



Connecting People & Property Perfectly.

Offered for sale for the first time in some 50 years, this beautiful large and most historic country style residence, offers boundless charm and character and presents a most unique purchasing opportunity. Grouville Court provides a fine principal residence which incorporates an integral cottage unit, together with an adjacent detached granite built two/three bedroom cottage (The Coach House). The whole set within an estimated three acres of magnificent gardens, grounds and deciduous woodland.

The main residence substantially dates from the 18th and 19th. centuries and according to the official States of Jersey Listed Building schedule, Grouville Court has 'early 14th century origins, together with many surviving original features from various phases of the building's evolution'. Grouville Court is recorded under the island's Planning and Building (Jersey) Law 2002, as a site of special interest and is Grade 2 listed. The name of the property is understood to have been derived from the fact historically part of it was used by the royal court as a parish court house, some several centuries ago.

A special feature associated with Grouville Court, which will hold great appeal to the keen golfer, is that the owner as a tenant of Grouville Marsh, is conferred an automatic playing membership of the nearby Royal Jersey Golf Club.

Now thoroughly deserving and meriting a sympathetic scheme of necessary overall modernisation and improvement, this charming and incredibly atmospheric home, provides a range of generous family accommodation which includes, three reception rooms, seven bedrooms, five bathrooms, plus an integral one bedroom cottage unit. Additionally the detached cottage (The Coach House) offers two/three bedroom accommodation, together with a separate studio unit to the rear.

Among the primary features that Grouville Court offers, are the most exceedingly beautiful mature gardens and grounds, which are extensive and comprise generous lawned areas, mature shrubberies, numerous deciduous trees including an 'avenue', a sunken garden feature and a picturesque granite paved 'courtyard' area with access into the house. The gardens merge naturally, to a substantial area of semi mature deciduous woodland – a true nature lovers paradise! All in all, the ground provide a most relaxing and picturesque oasis of tranquillity and are without doubt, a most outstandingly lovely feature of Grouville Court.

Grouville Court is set directly opposite Grouville Parish Church, within a small hamlet style development of mostly traditional properties and is located within just a few minutes walk of an excellent supermarket and within a few minutes' drive of the Royal Jersey golf course, splendid beaches and to Gorey Village and harbour.

A detailed personal inspection of this fine and historic property is necessary to fully appreciate.

- Owners sole agent –



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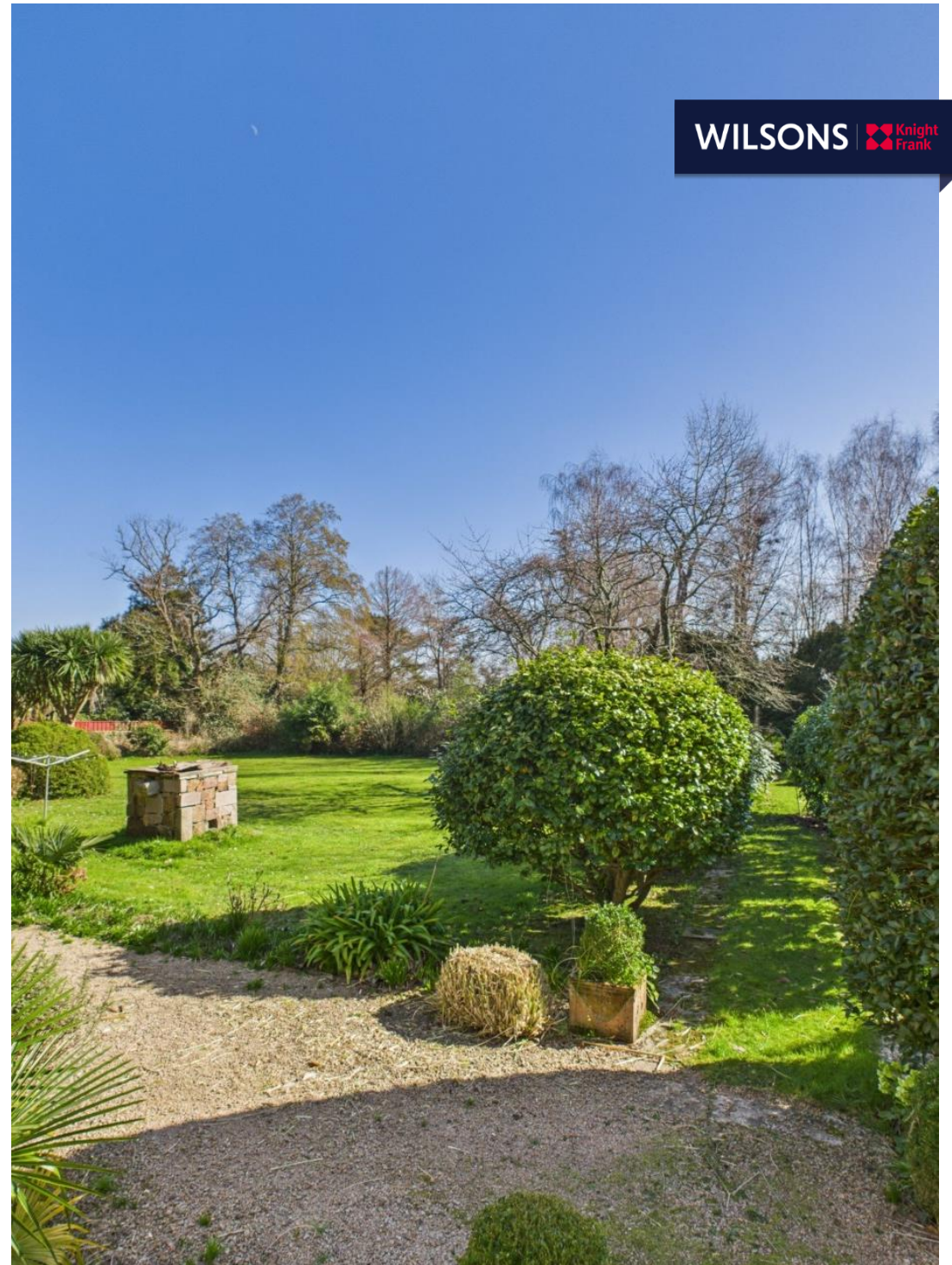
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- Historic country residence
- Extensive mature grounds
- Includes detached cottage
- Requires sympathetic modernisation
- Exclusive golf access
- Sought-after location



















GROUND FLOOR
1713 sq.ft. (159.1 sq.m.) approx.



1ST FLOOR
1643 sq.ft. (152.7 sq.m.) approx.



2ND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



'THE COACH HOUSE' FLOORPLAN IS
NOT SHOWN HERE

TOTAL FLOOR AREA : 4448 sq.ft. (413.2 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 and separate well for garden irrigation purposes

Mains drains

Oil fired central heating

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

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