

INTRODUCING

La Maison De La Croix Catelain, Le Boulivot De Bas, Grouville, JE3 9UH



Connecting People & Property Perfectly.

Located on a peaceful country lane in the highly desirable parish of Grouville, this charming granite property offers flexible and spacious accommodation, perfect for a large family, multi-generational living, or, subject to planning, conversion into two separate dwellings.

The ground floor features a welcoming sitting room with a fireplace, a well-appointed kitchen, a separate dining room, and a convenient utility room. Upstairs, you'll find three generous double bedrooms, including a primary with en-suite and study/dressing room, a family bathroom, and an additional WC with wash hand basin.

A stand out feature is the large reception area with its own kitchen space—ideal for second generation, creating additional bedrooms or transforming into a self-contained unit (subject to planning approval). There's also a substantial loft space offering conversion potential.

Outside, the property boasts a beautiful front garden, large garage and workshop, two front parking spaces, and additional courtyard parking to the rear.

- **Flexible layout**
- **Three bedrooms, two bathrooms**
- **Two receptions and kitchen downstairs**
- **Plus spacious reception area with secondary kitchen**
- **Ample garaging, workshop & multiple parking**
- **Peaceful yet convenient Grouville location**

Price £900,000 Qualified | Freehold



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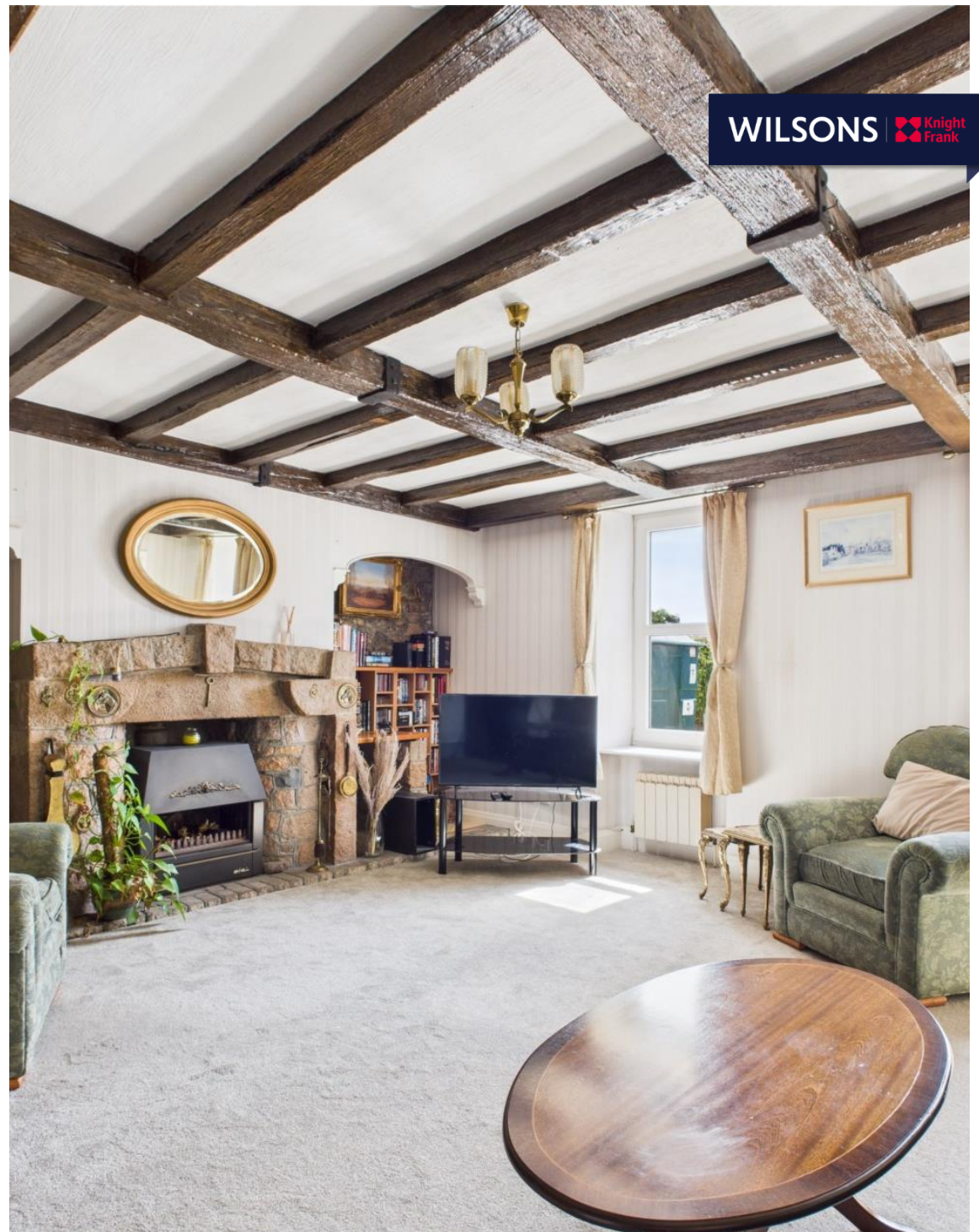


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PROPERTY ID: 3598

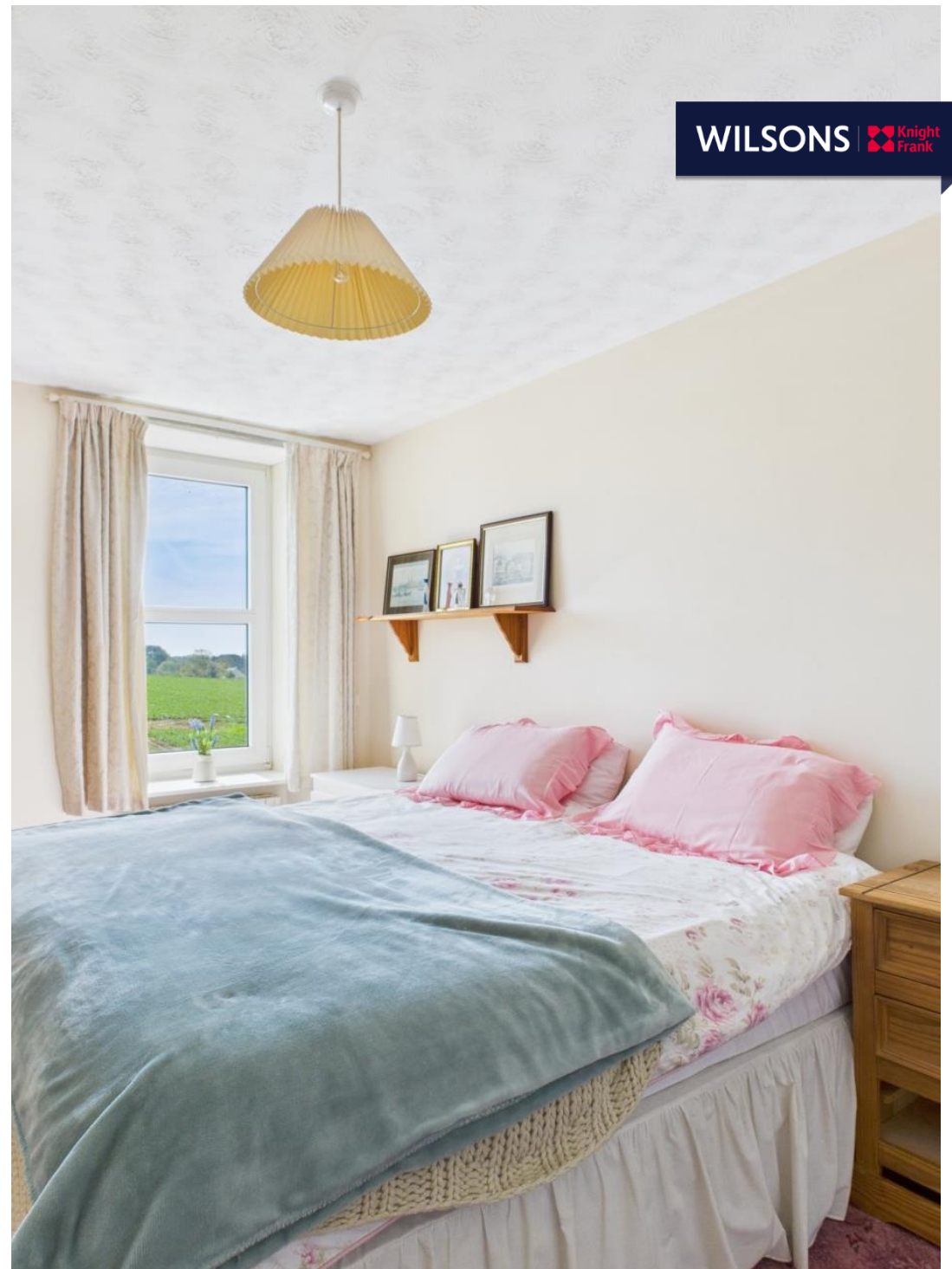


WILSONS | Knight Frank















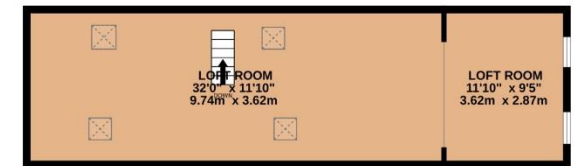
GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 3067 sq.ft. (284.9 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 drains

Mains water

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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