

INTRODUCING
The Olde House, La Rue Du Crocquet, St Brelade, JE3 8BZ



Connecting People & Property Perfectly.

Dating back to around 1660, this delightful granite cottage is nestled on the quaint cobbled high street in St. Aubin. St. Aubin is one of Jersey's most sought-after areas, offering easy access to a range of harbour-side restaurants, shops, cafés, and a supermarket. The desirable location provides easy access into town, along the cycle track and is also ideally situated within a good catchment area for schools in the West, making it a fantastic choice for families.

Full of character & charm, spread over three floors, this home offers a well-thought-out living space. The ground floor features two inviting reception rooms, including a sitting room with a cosy log burner, perfect for adding warmth and ambiance. The separate kitchen, with stylish slated flooring, leads directly to the terrace. The first floor accommodates two spacious double bedrooms and a family bathroom, while the top floor boasts a further two rooms which could be used as offices, reception space or bedrooms. Additionally, a cloakroom and generous storage space enhance the practicality of the home.

Outside, the property is complemented by a lovely west-facing tiered decked garden, accessible from both the kitchen and one of the bedrooms. This outdoor space is perfect for hosting summer gatherings or simply relaxing in the sun. While the cottage doesn't have on-site parking, nearby rented parking is available for convenience. With its exceptional location, timeless character, and exciting future potential, this property presents an excellent opportunity to own a piece of St. Aubin's history.

- **Delightful granite cottage**
- **Kitchen plus two receptions on the ground floor**
- **Two bedrooms first floor**
- **Another two rooms, which could be used as bedrooms**
- **West-facing tiered garden**
- **St Aubin's village**

Price £949,000 Qualified | Freehold

 **4**

 **2**

 **1**

 **0**

PROPERTY ID: A2448







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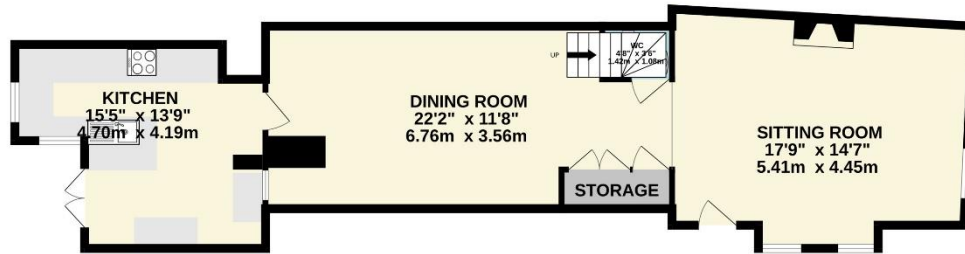




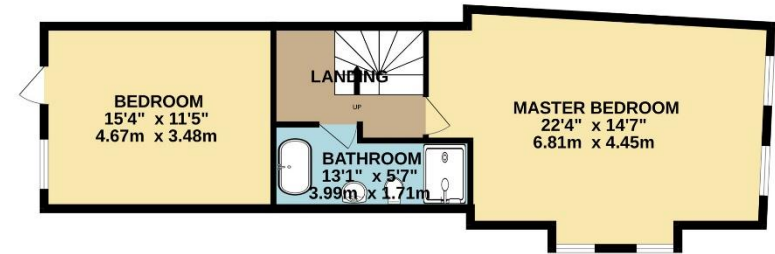




GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.

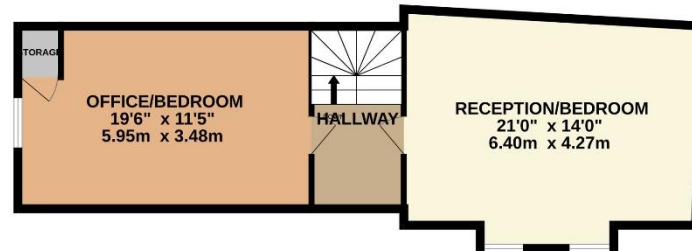


1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



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2ND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.6 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

Electric 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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