

INTRODUCING
Springvale Cottage, La Rue Mathurin, Grouville, JE3 9GZ



Connecting People & Property Perfectly.

A Unique Character Cottage in a Stunning Valley Setting – Boulivot, Grouville. Nestled in a tranquil, sheltered valley just below Boulivot in the heart of Grouville, this deceptively spacious four bedroom character cottage offers a rare opportunity to acquire a truly one of a kind home. Surrounded by rolling meadows and National Trust land, the property enjoys exceptional privacy, peace, and breathtaking views. Originally dating back to the mid-19th century, the cottage was thoughtfully extended and rebuilt in the early 1990's to blend period charm with practical modern living. The result is a warm and welcoming family home, filled with natural light and versatile accommodation throughout.

At the heart of the home is a generous sitting room, complete with vaulted ceilings and a wood burning stove – perfect for cosy evenings. The spacious eat-in kitchen and family room is ideal for relaxed everyday living and entertaining, with views out over the meadow. Upstairs, the lovely principal bedroom suite includes a dressing room and en suite bathroom, creating a peaceful retreat. Three further bedrooms offer excellent flexibility for children, guests, or working from home.

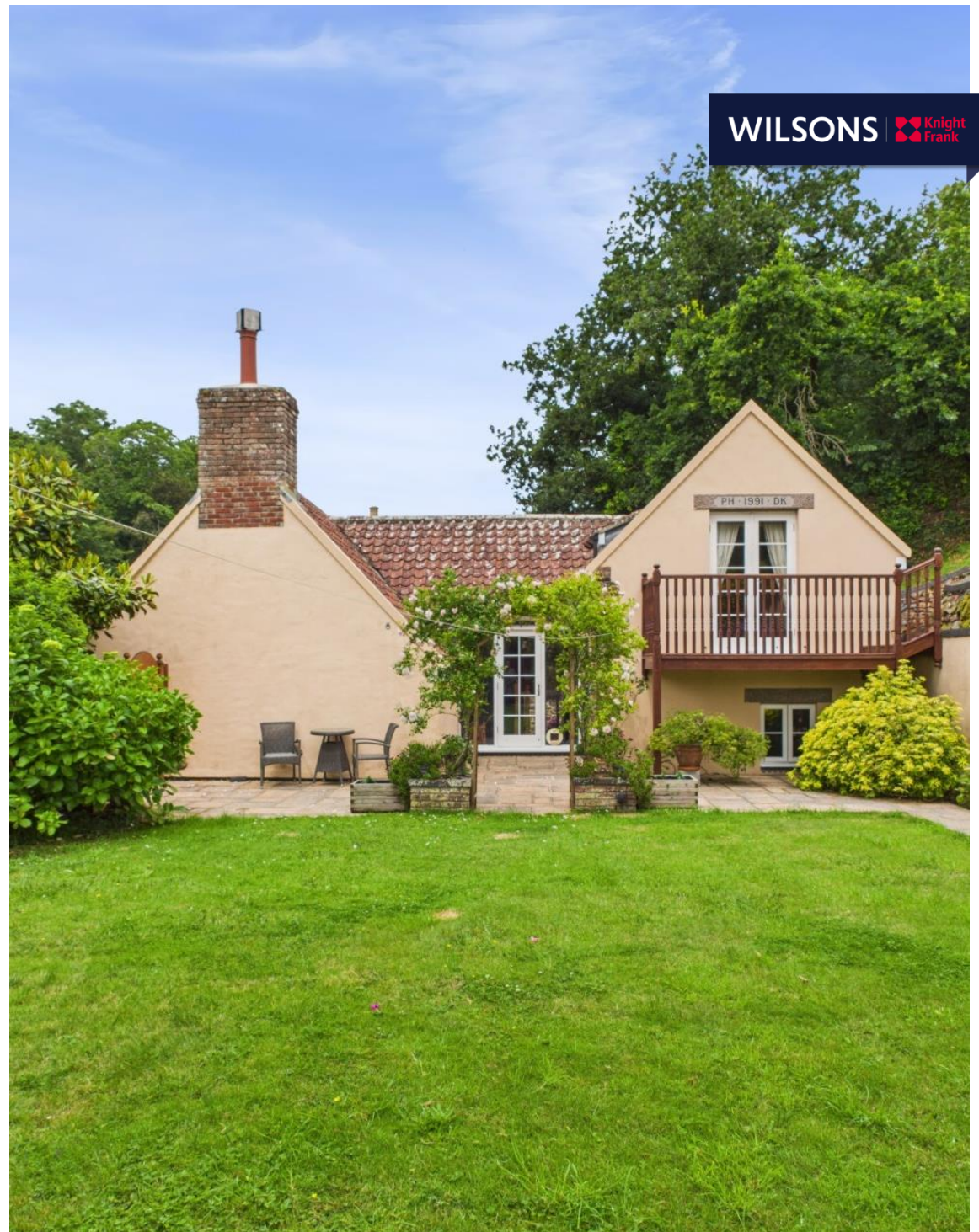
The property sits within extensive southwest facing gardens – a true sun trap – ideal for those who love outdoor living. Highlights include a summer house, vegetable plots, and expansive lawned areas, all framed by the surrounding countryside and uninterrupted views. Further benefits include block paved parking for three vehicles and easy access to local amenities, schools, and the beach. This is a rare chance to acquire a home in a breathtaking and private setting, combining character, space, and lifestyle. Early viewing is highly recommended.

- **Tranquil valley setting**
- **Spacious character cottage**
- **Mid-19th century origins**
- **Modern extensions throughout**
- **Beautiful southwest gardens**
- **Close to schools/beach**

Price £1,450,000 Qualified | Freehold



PROPERTY ID: 3643

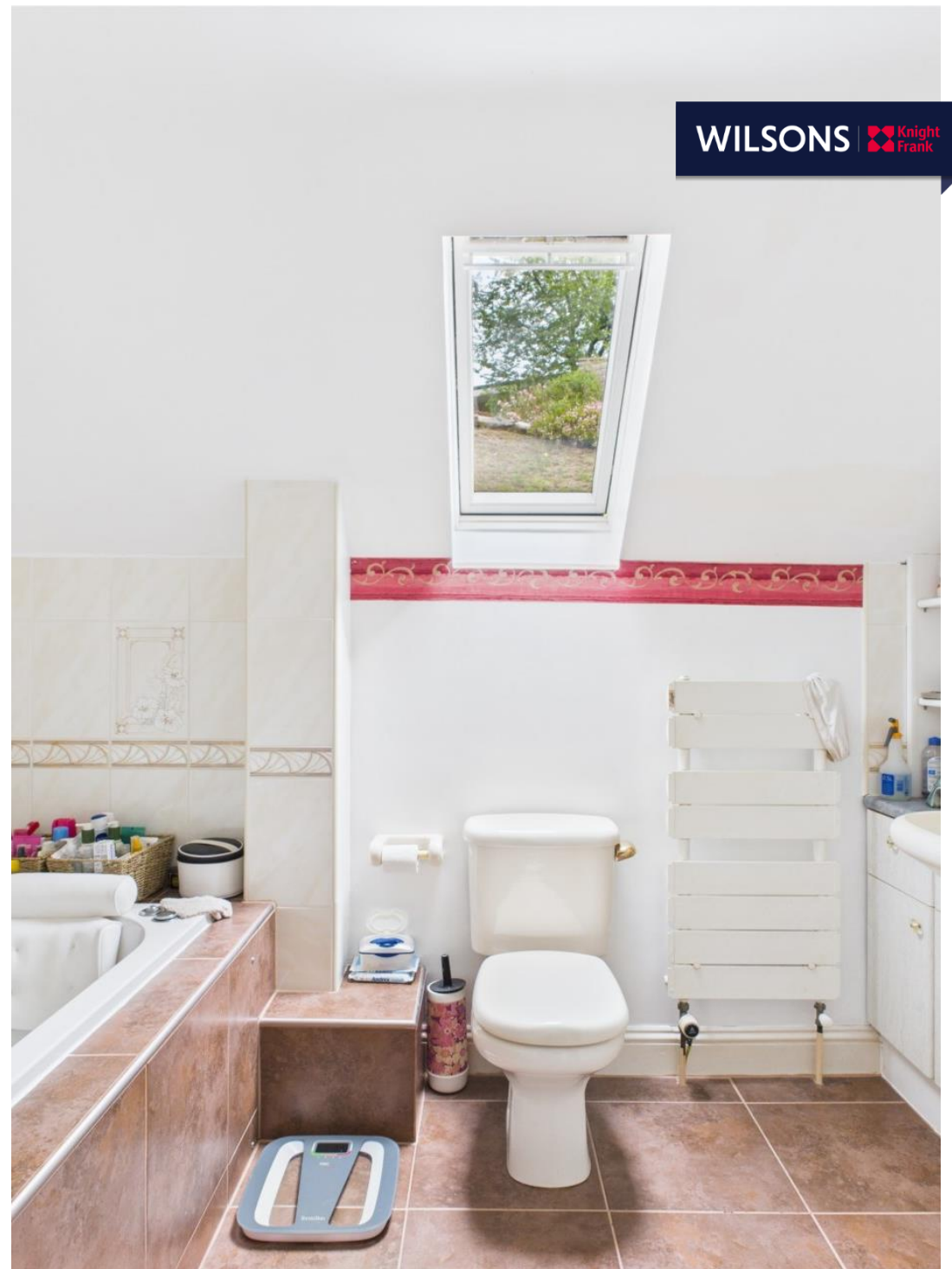


WILSONS Knight Frank







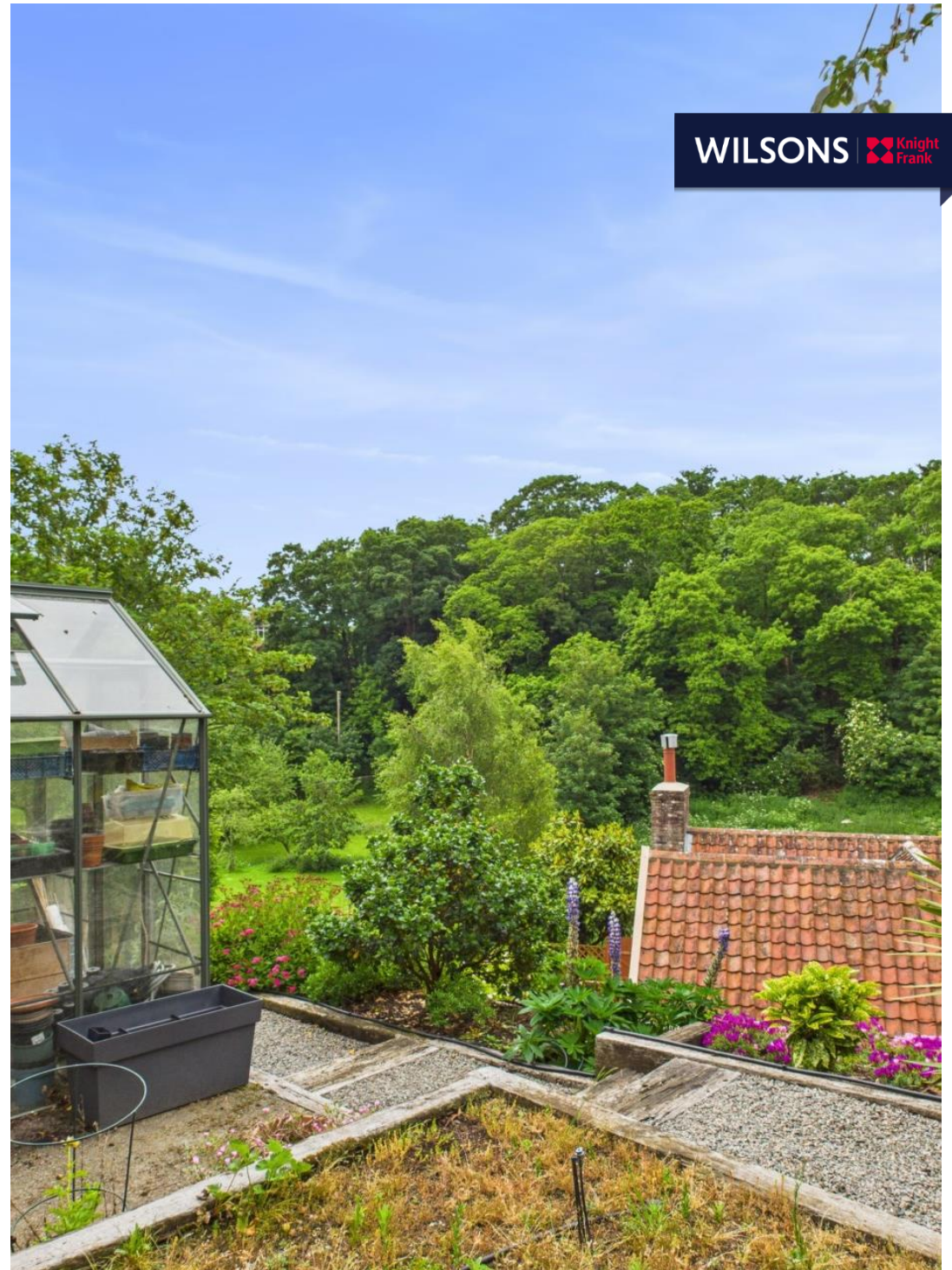




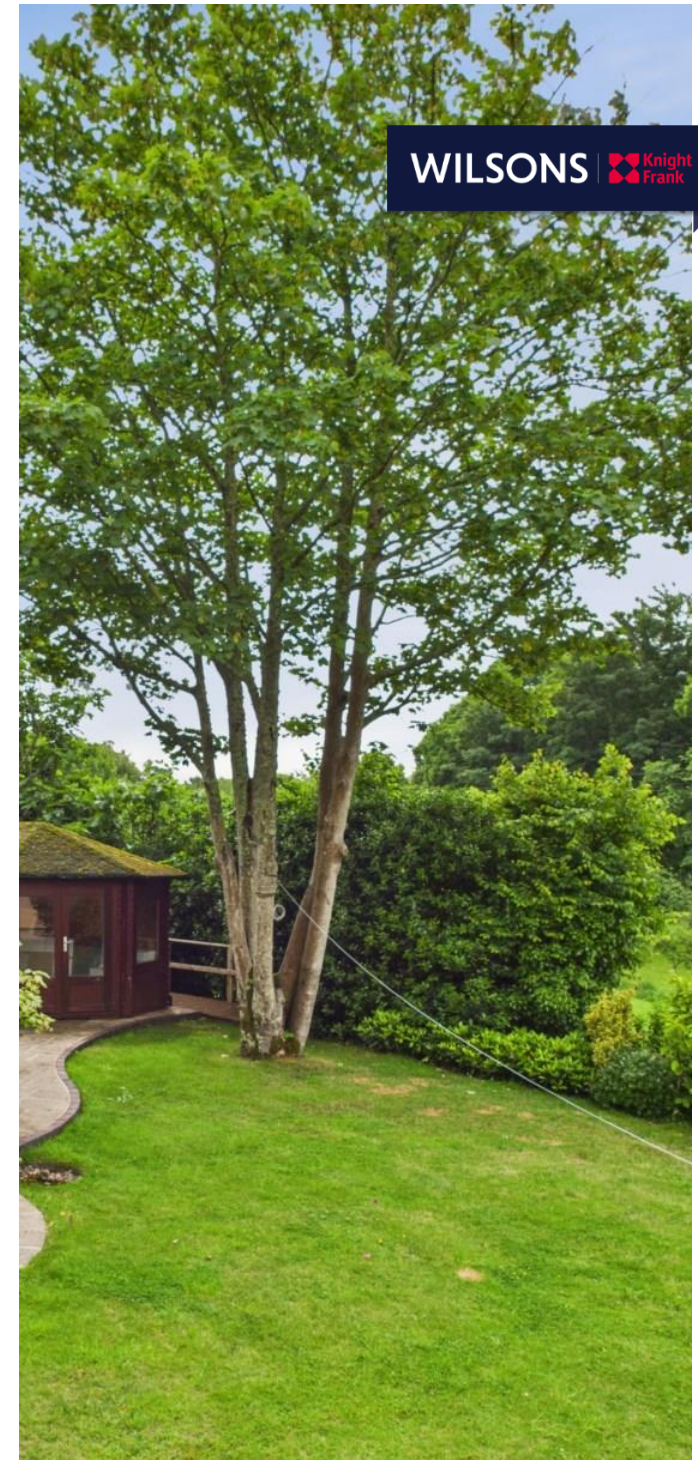




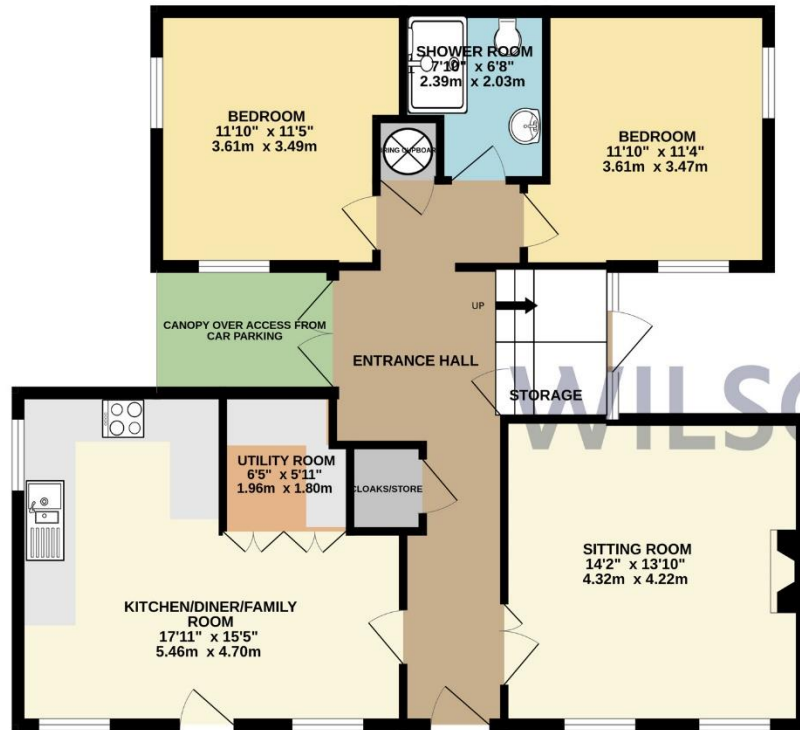








GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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

Mains electric

Borehole water (new pump fitted 2023)

Condensing gas boiler heating and hot water.

Automatic watering system

Mains foul drainage

Surface water drainage to stream across lane

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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