



## Cedar House

La Grande Route Des Mielles



# Cedar House, La Grande Route Des Mielles, St Ouen, JE3 2FN

Positioned in a prime location directly across from the beloved St Ouen's Bay, this exceptional beach house is the ultimate retreat for those who are drawn to the west of the island and embrace the ocean lifestyle. Designed to maximise its stunning position in St Ouen's National Park and right opposite the beach, the reverse layout home, places the main living space on the first floor, offering panoramic views over the bay.

Vaulted ceilings and floor to ceiling windows flood the open plan living area with natural light, creating a bright, sociable space that remains warm and inviting. The contemporary kitchen and dining area is ideal for entertaining, while separate lounge and snug areas, complete with a real fire, offer cosy corners to unwind.

A bedroom suite is also located on this level, featuring private access to the corner terrace. The wraparound balcony seamlessly connects the front and rear gardens, providing multiple outdoor relaxation areas, an enclosed lawned garden, fully irrigated front and rear gardens and a heated swimming pool, perfect for family gatherings, entertaining friends, or simply relaxing at home.

On the ground floor, you'll find five double bedrooms, two with en suite bathrooms, and a stylish house bathroom. The fifth bedroom is currently used as a home office, with all rooms enjoying direct access to different outdoor decked areas and gardens. In addition, there is a spacious utility room with ample storage, cloakroom, double integral garage and generous driveway parking to complete this highly functional and luxurious home.



Parish: St Ouen

Qualification: Qualified

Tenure: Freehold

Price £6,950,000



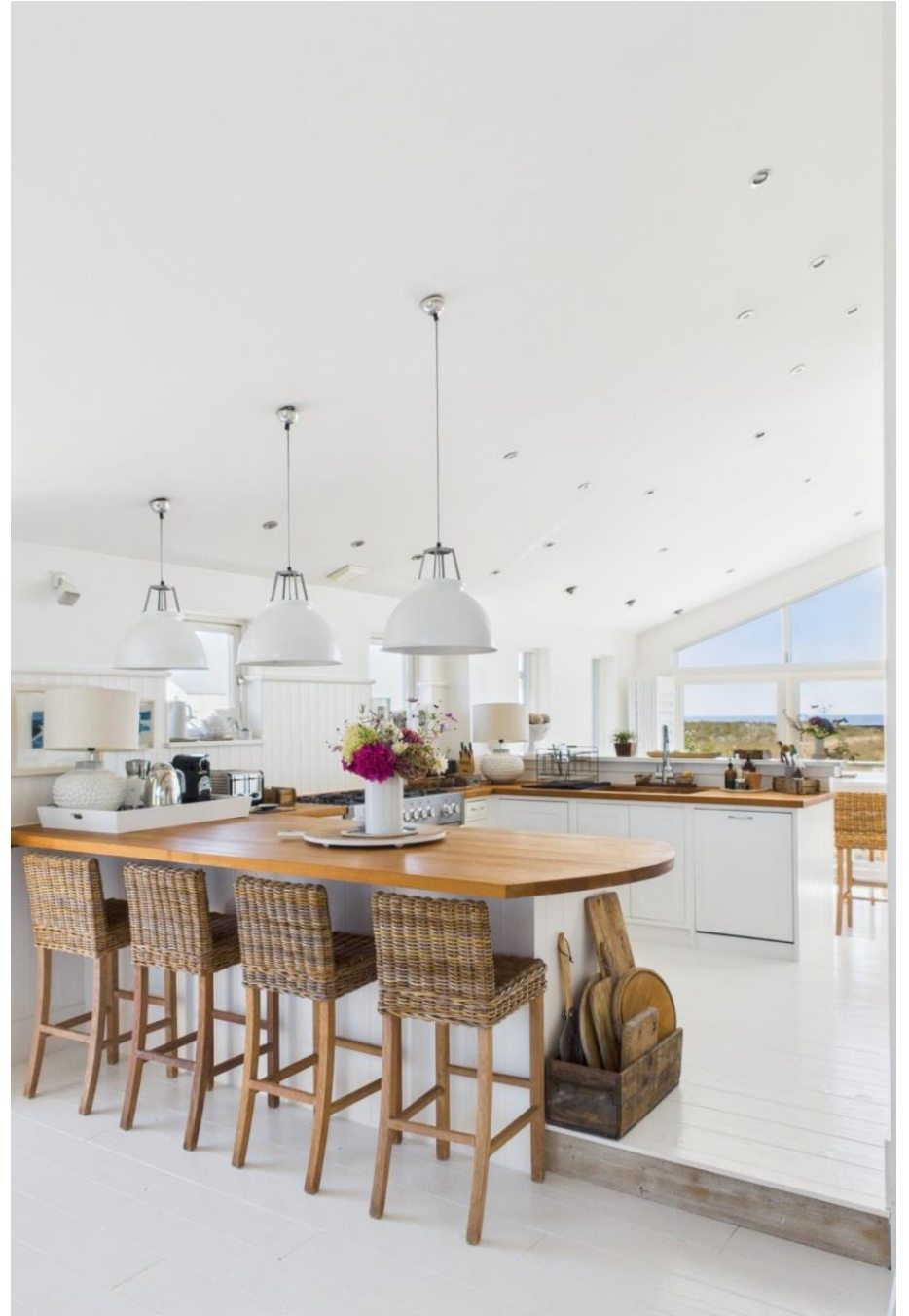
- Detached beach house
- Six bedroom/ Four bathroom
- Open plan living
- Panoramic views over the bay
- Manicured gardens and swimming pool
- Double garage and ample parking







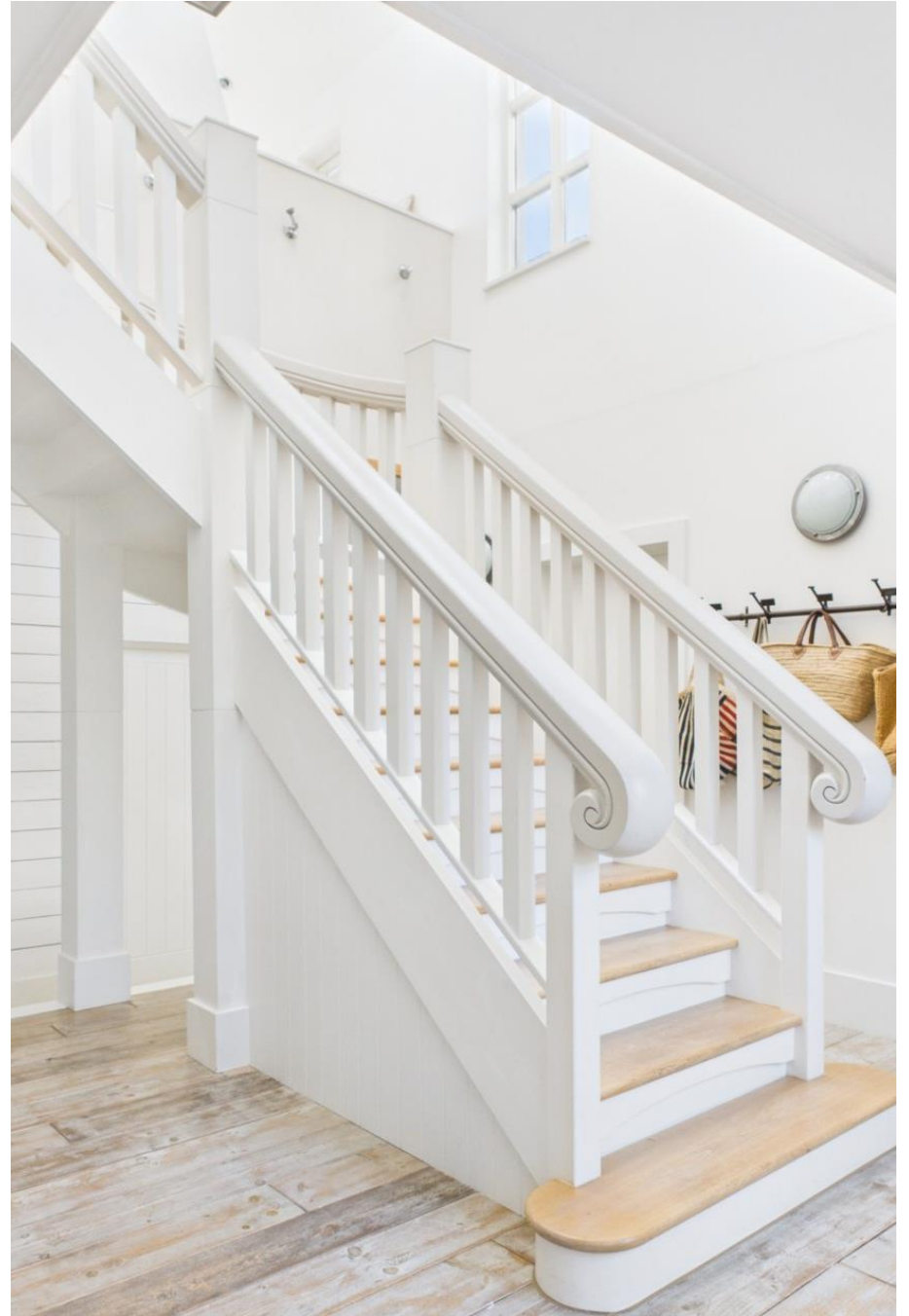








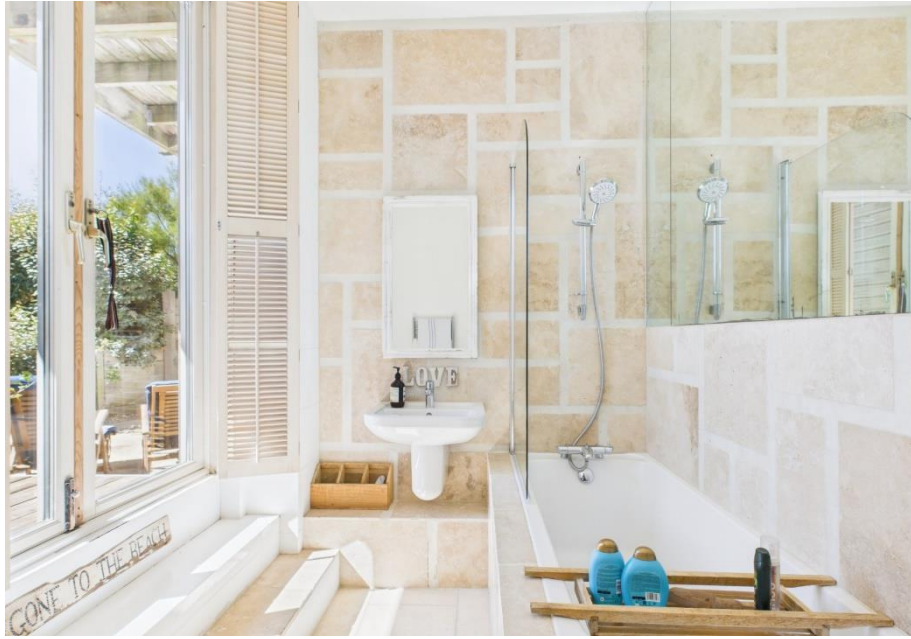




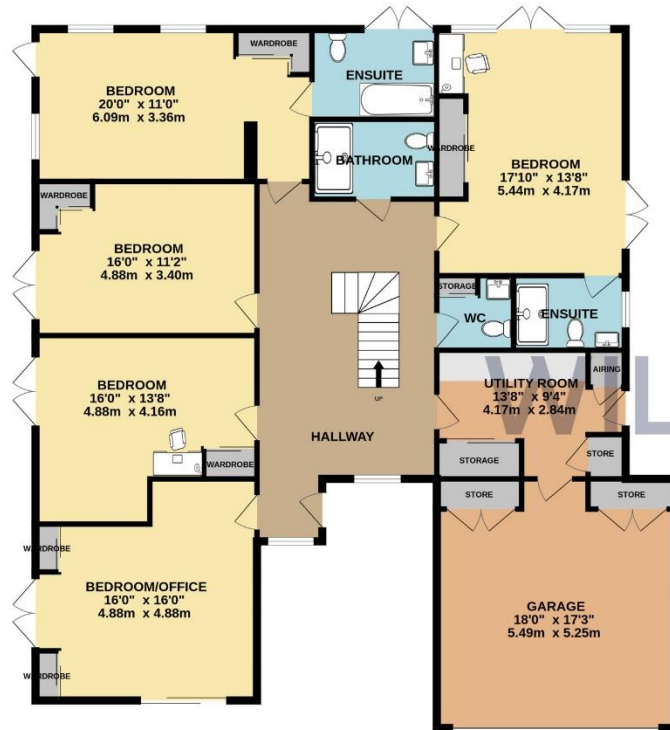








GROUND FLOOR  
1974 sq.ft. (183.4 sq.m.) approx.



FIRST FLOOR  
1555 sq.ft. (144.5 sq.m.) approx.



TOTAL FLOOR AREA : 3529 sq.ft. (327.9 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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Approximate Gross Internal Area = 3529 sq. ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Borehole currently

Mains drains

Underfloor heating

Triple glazing

+441534 877977

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