



The Beech House

La Rue Des Alleurs



# The Beech House, La Rue Des Alleurs, St Martin, JE3 6AZ

Set within a peaceful countryside setting above Rozel, this striking Coastal New England-style residence occupies an elevated position with uninterrupted views across rolling green landscape towards the French coastline. The property has been comprehensively rebuilt and remodelled in 2023, resulting in a refined yet highly functional home designed for modern living.

The main living accommodation is arranged around a generous open plan kitchen, dining and sitting area, forming the heart of the house. This space is flooded with natural light and opens directly onto a substantial sun terrace via wide glazing, creating an exceptional indoor-outdoor flow and an ideal environment for entertaining or everyday family life while taking in the outlook.

The principal house provides four well-proportioned double bedrooms, all benefiting from en-suite facilities, including a spacious principal suite arranged as a private retreat with dressing area, en-suite bathroom and direct access to a balcony. A dedicated office/study is positioned alongside the principal suite, offering an ideal home working environment.

A interconnected one-bedroom cottage/annexe, complete with its own kitchen/living space, bedroom and bathroom, offers excellent flexibility and is well suited for guests, extended family, independent living or potential income. The annexe could also be incorporated into the main house if required.

Externally, the property is set within extensive, well maintained grounds, including landscaped gardens, an expansive sun terrace, an orchard and an adjoining field extending to approximately 4.5 vergees.

There is ample space to create a garage and/or swimming pool, subject to the necessary planning consents. Additional basement rooms provide useful storage and gym facilities, while generous forecourt parking is available.



Parish: St Martin

Qualification: Qualified

Tenure: Freehold

Price £3,650,000



- Coastal New England-style residence rebuilt and remodelled in 2023
- Elevated countryside setting with far-reaching coastal views
- Open-plan kitchen, dining and living space opening to large sun terrace
- Four en-suite bedrooms in the main house, plus separate one-bedroom annexe
- Basement gym and storage providing additional flexible space
- Landscaped gardens, adjoining field (approx. 4.5 vergees) and ample parking



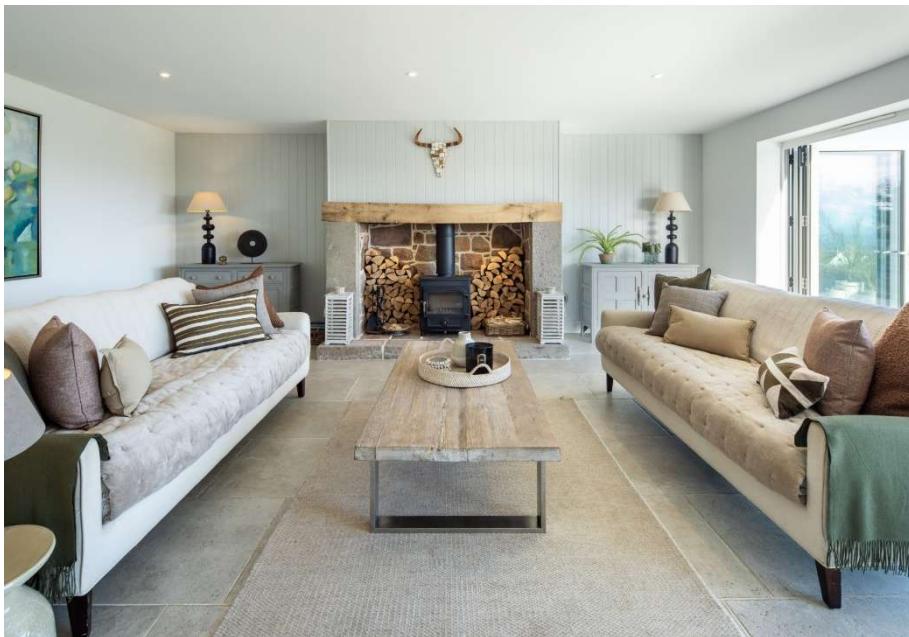




















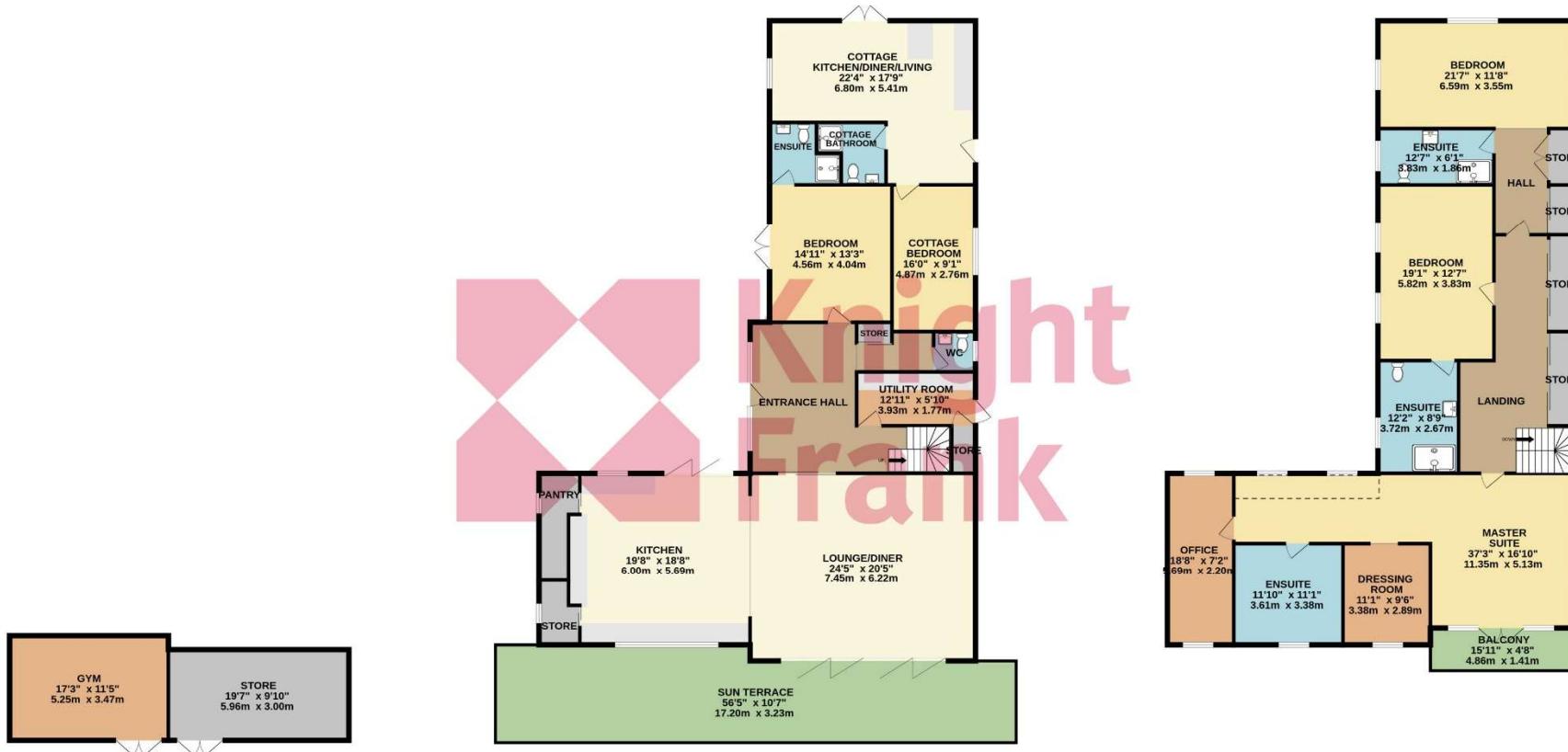




BASEMENT  
389 sq.ft. (36.1 sq.m.) approx.

GROUND FLOOR  
2054 sq.ft. (190.9 sq.m.) approx.

1ST FLOOR  
1862 sq.ft. (172.9 sq.m.) approx.



TOTAL FLOOR AREA : 4304 sq.ft. (399.9 sq.m.) approx.

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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

Underfloor heating

Mains water

Mains drains

+441534 877977

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