

Camara, La Rue de l'Eglise, St John. JE3 4BA

£1,100,000

FOR SALE



## PROPERTY DESCRIPTION

Nestled on La Rue de l'Eglise, this spacious dormer bungalow presents a rare opportunity for those seeking a substantial home to make their own. Set within a large, private plot, the property offers enormous potential for renovation and extension, with possibilities limited only by the imagination. Spanning approximately 2250sqft, the current layout comprises three generously sized double bedrooms and two comfortable single bedrooms, catering for family and guests alike. There is a family bathroom as well as a convenient en suite, providing flexibility for day-to-day living. The grounds feature a secluded west facing garden, perfect for enjoying tranquil outdoor living, and benefit from a remarkably peaceful position on a quiet lane.

For those who need space for vehicles or hobbies, there is exceptional provision with parking for ten or more cars in addition to a substantial garage/workshop—ideal for anyone requiring storage, workspace, or both. This property's location is truly enviable. Residents enjoy the serenity of a semi-rural setting, over looking open fields, while being just two minutes' walk from the heart of St John's village. All local amenities are within easy reach, from charming cafés and shops to essential services. Public transport routes are also nearby, granting swift access to St Helier and beyond.

In summary, this property offers a remarkable canvas to create a bespoke family residence in an idyllic yet convenient location. Viewing highly recommended.

## FEATURES

- Detached bungalow with development opportunity.
- Large, private plot.
- 2250sqft total footprint with capacity to extend.
- Convenient location, just a short stroll from the village.
- Full renovation required.
- West facing garden with southerly aspect.



## ROOM DESCRIPTIONS

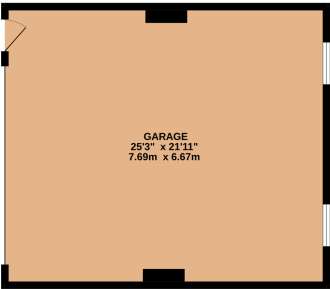




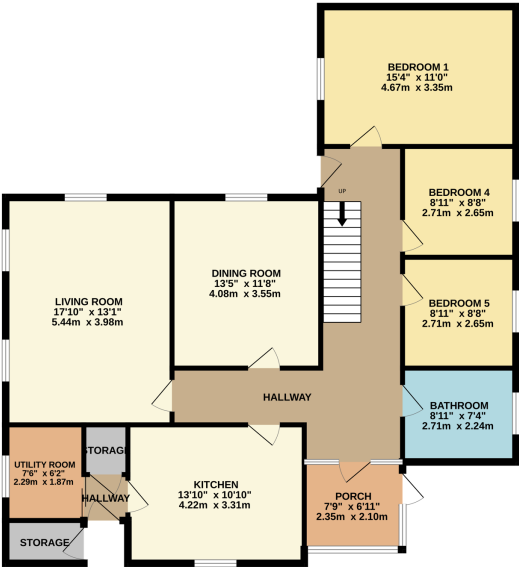


FLOORPLAN

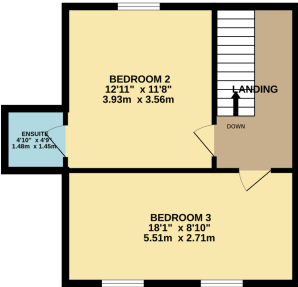
BASEMENT  
546 sq.ft. (50.7 sq.m.) approx.



GROUND FLOOR  
1289 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 2251 sq.ft. (209.1 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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