

Sunnyfield House, La Grande Route de St Pierre, St Peter. JE3  
7AY

£875,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Benest Estates is thrilled to be the sole agent for this charming Grade 3 listed semi-detached home, featuring 3/4 bedrooms and 3 bathrooms. Located in the heart of St Peter, this lovely property is within easy walking distance of the local supermarkets, St Peter's Primary School, and just a short drive to Les Quennevais School, St George's School, the airport, and the beautiful areas of St Aubin, St Ouen, and St Brelade's Bay.

Spanning three floors, this spacious family home is in excellent condition throughout. From the moment you step inside, the grandeur is evident, with an original encaustic tiled floor, high ceilings adorned with an original ceiling rose, and a stunning 19th-century brass oil lamp. The ground floor layout includes a grand entrance hall, a living/dining room featuring ornate ceiling cornices, the original ceiling rose, plantation shutters and a cozy log burner. This leads to a fully fitted kitchen designed by David Hick. Adjacent to the living room, is the drawing room with a feature fireplace and plantation shutters, there is also a cloakroom, also designed by David Hick, to match the kitchen and a utility built in cupboard.

On the first floor, a spacious half landing showcases a distinctive Jersey arched window with blue outer panels, an elegant archway over the mezzanine, and a French 19th-century ormolu chandelier. This level includes the master bedroom with an en-suite, an additional double bedroom, a bathroom, and a versatile small single room or study.

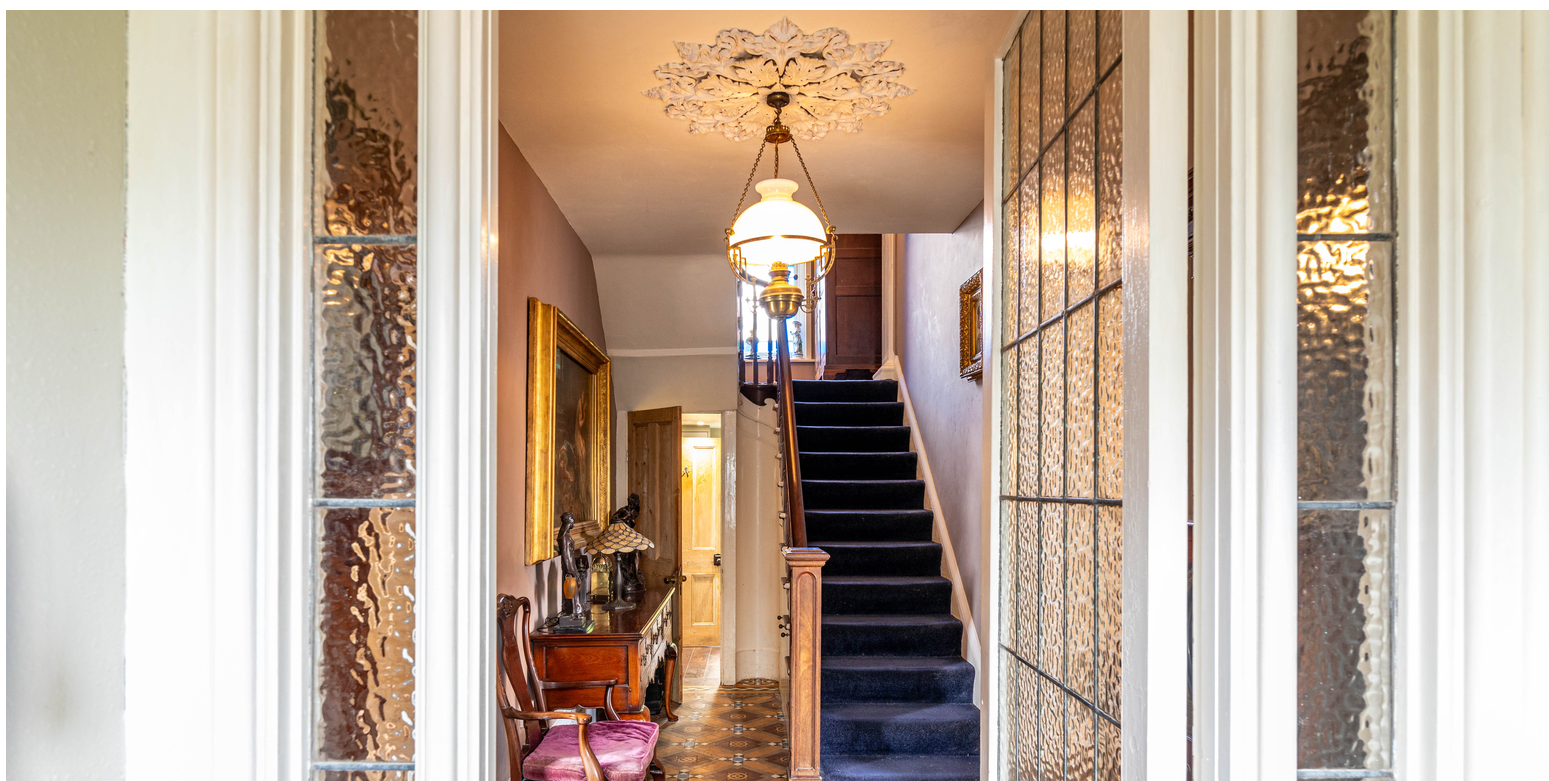
The second floor features a third bedroom and a shower room, currently used as a self-contained studio with a built-in kitchen and ample seating space, making it an ideal retreat for a teenager or guests.

Externally, the property benefits from north and south-facing gardens accessible from both the front and back. It also includes parking for two vehicles at the gable end of the house.

Offering remarkable value at just £384 per square foot — less than half the price of a one-bedroom marina view apartment. The property is available with no onward chain.

## FEATURES

- Grade 3 listed 3/4 bed house
- Close to shops schools airport beach
- Full of period charm
- Front & rear gardens
- Parking for 2 plus visitor
- Sole agency, no onward chain



## ROOM DESCRIPTIONS

### Entrance Porch

7.2m x 5.6m (23' 7" x 18' 4")

uPVC double-glazed door, encaustic tiled flooring and two useful storage cupboards, imposing glass-panelled hardwood inner door and surround opening into

### Entrance Hall

7.2m x 17.8m (23' 7" x 58' 5")

with original patterned encaustic tiled floor, high ceiling with original ceiling rose, large brass 19c oil ceiling lamp (converted to electric), telephone point, mahogany newel post and spindled staircase with doors off to drawing room, lounge/dining room and utility/ downstairs cloakroom. Currently has a period-like stand alone electric convector heater but the previous wall-mounted electric convector heater could be replaced, understairs storage cupboard.

### Drawing room

17.2m x 17.8m (56' 5" x 58' 5")

with south facing triple sash windows to the front garden fitted with slatted folding shutters, picture rail, chandelier, feature fireplace - wooden 'rope' fire-surround with cast iron insert, slate tiled hearth and inset electric coal-effect fire, large over-mantle mirror, Karndean "hickory" flooring with underfloor heating (insulation above and below the floorboards). Insulation to the North wall.

### Lounge/Dining room

16.1m x 17.8m (52' 10" x 58' 5")

with south facing triple sash windows to the front garden fitted with slatted folding shutters, ornate ceiling cornice, ceiling rose, chandelier, picture rail. Fire surround is of Italian marble with marble hearth and Clearview Vision log-burning stove, large ornate 19c overmantle mirror. Flooring is Karndean "hickory" and underfloor heating (insulation above and below the floorboards). Double doors lead into

### Kitchen

14.3m x 8.11m (46' 11" x 26' 7")

The David Hick designed and installed kitchen is fitted with a Rangemaster Elan double electric oven, grill and induction hob, Neff extractor hood, integrated freezer, drawer-type refrigerator, double stainless steel sink with mixer tap, Panna Fragola granite worktop, limestone tiled floor with underfloor heating/ insulation. Double glazed uPVC window over the sink and work top to the rear garden area.

### Utility Room

5.1m x 7.10m (16' 9" x 23' 4")

Newly fitted bespoke and matching David Hick installation - has a number of fitted cupboards housing an electric hot water store, plumbed for stacked washing machine and tumble dryer, Spacetherm insulation to external walls, uPVC rear door, "Hickory" Karndean flooring, underfloor insulation. Door leads into

### Cloakroom

Newly fitted bespoke and matching David Hick installation with replaced WC and basin, uPVC window, Spacetherm insulation to external walls, "Hickory" Karndean flooring, underfloor insulation.

### First Floor

#### Mezzanine

8.1m x 6.9m (26' 7" x 22' 8")

Spacious half landing with feature Jersey arched window with blue outer panels, an archway across the mezzanine/staircase threshold, a French 19c ormolu chandelier, Spacetherm insulation to the external walls, door to a walk-in storage cupboard currently used as a small "office"/ IT "hub" for the broadband connection et al as well as access to some roof space.

#### Master suite

17m x 12m (55' 9" x 39' 4")





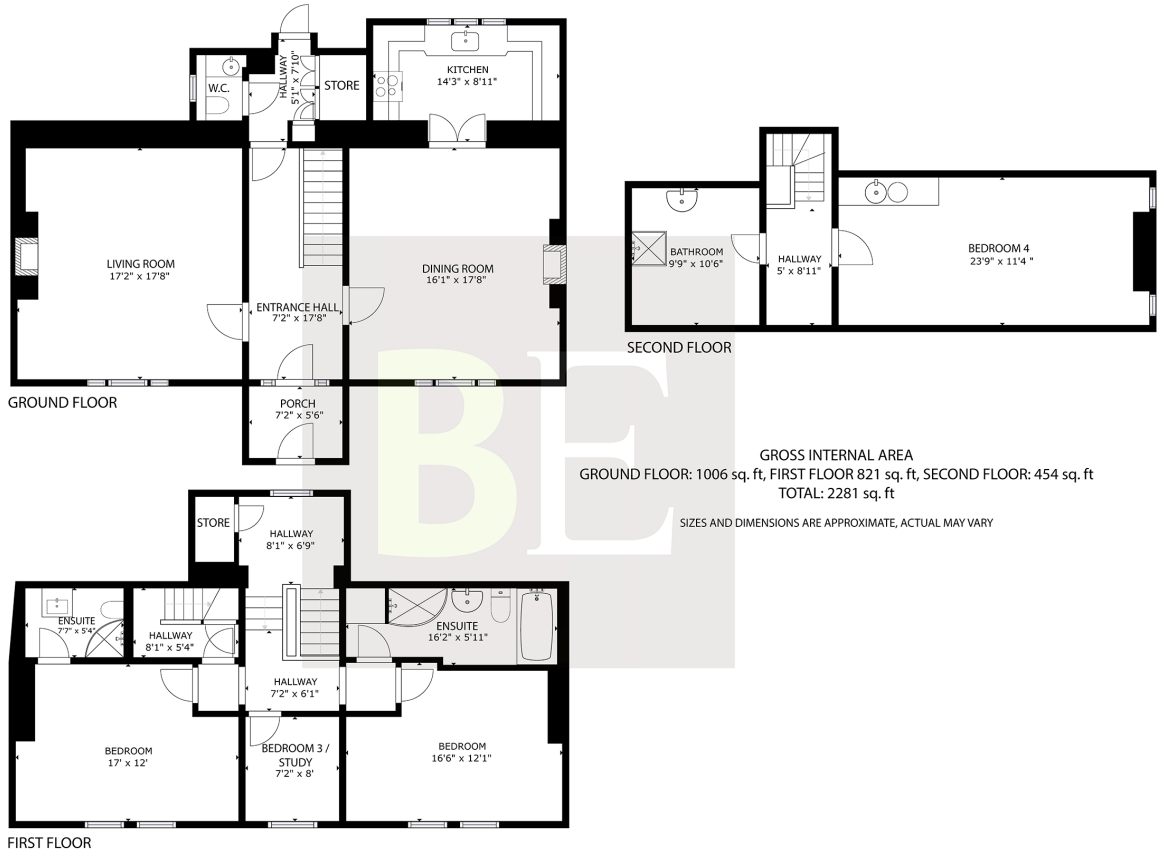








# FLOORPLAN



GROSS INTERNAL AREA  
GROUND FLOOR: 1006 sq. ft, FIRST FLOOR 821 sq. ft, SECOND FLOOR: 454 sq. ft  
TOTAL: 2281 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY