

# OCEAN VIEW



**4**

BEDROOMS

**5**

BATHROOMS

**6,259**

SQ FT

**£2,950,000 LOCAL MARKET, TORTEVAL**

Commanding a prime position directly on the beachfront overlooking Rocquaine Bay, this exquisite family home offers an unparalleled coastal living experience. Constructed in recent years with a focus on generous living, the property boasts expansive, light-filled interiors thoughtfully designed to maximize the breath-taking ocean views. Stepping inside the property, the spacious entrance hall comprises a plant room, cloakroom, sitting room equipped with a built-in cinema projector and screen, bedroom four/study with en-suite, and a bright sunroom that invites natural light throughout the day. A superb open-plan kitchen/family room with multi-fuel burner and an adjacent dining room create a vibrant hub for a large family with access to the rear garden. Upstairs, there are three bedroom suites (one with balcony to the rear), each offering ample space and direct access to a further balcony where you can soak in the coastal panorama. The property's outdoor areas are equally...



**LIVINGROOM**

The Channel Island Estate Agent













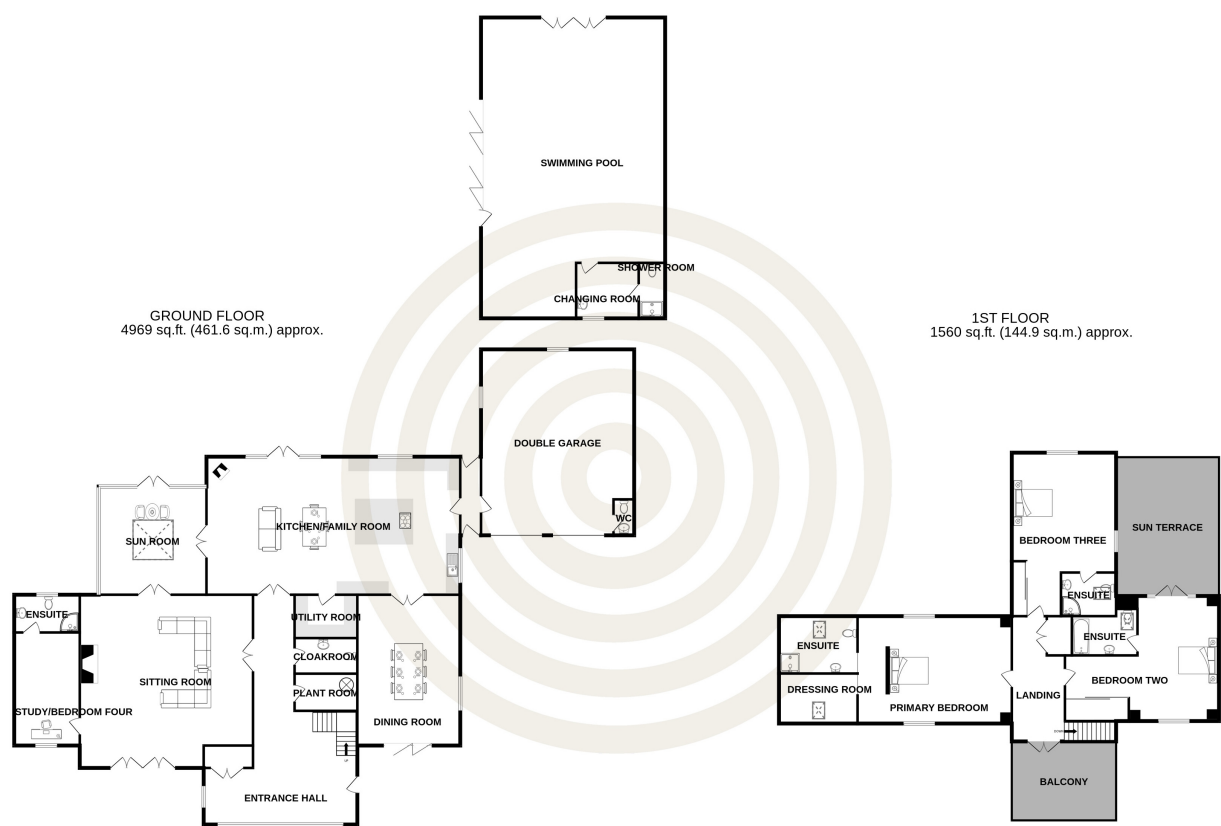












TOTAL FLOOR AREA : 6529 sq.ft. (606.5 sq.m.) approx.

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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## GROUND FLOOR

Entrance hall	35'1 x 23'4
Plant room	9'7 x 5'8
Cloakroom	8'9 x 5'5
Sitting room	26'5 x 24'9
Bedroom four/study	17'2 x 10'0
En-suite shower room	10'0 x 5'9
Sunroom	16'6 x 16'5
Kitchen/family room	38'9 x 21'1
Utility room	8'9 x 6'7
Dining room	23'0 x 15'8
Double garage	28'4 x 23'4
Indoor pool room	45'11 x 28'1
Changing room	9'7 x 8'5
Shower room	8'5 x 4'0

## FIRST FLOOR

Landing	19'1 x 8'1
Balcony	15'6 x 11'8
Primary bedroom	23'8 x 16'5
En-suite shower room	12'0 x 8'9
Dressing room	12'0 x 7'10
Bedroom two	25'3 x 19'1
En-suite bathroom	9'9 x 6'0
Bedroom three	25'5 x 15'8
En-suite shower room	8'5 x 6'8
Sun terrace	

## KEY FACTS

Prime coastal position overlooking Rocquaine Bay  
6259sq ft of accommodation  
Constructed in 2017  
Generous reception space and balconies  
Fully enclosed, private South-facing garden  
Heated indoor swimming pool and hot tub  
Double garage and a generous amount of parking

## SERVICES

Mains services

## DRAINAGE

Cesspit

## HEATING

Electric central heating (underfloor on the ground floor and rads first floor)  
Air source heat pump for pool and underfloor heating in pool complex

## APPLIANCES

2 x Neff electric ovens  
Neff combination oven/microwave  
Neff warming drawer  
Neff induction hob  
Caple extractor fan  
Neff fridge  
Samsung American fridge/freezer  
Hotpoint washing machine  
Indesit tumble dryer

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£2,950,000**



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