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INTERNATIONAL REAL ESTATE

Dream House and Gardens  
Trinity, Jersey

## DREAM HOUSE AND GARDENS

A beautifully presented, traditional granite residence with charming mature gardens. The property is set on a country lane and has the essence of a granite farmstead.

The original property dates back to circa 1846 and retains many period features including fireplaces and ceiling roses. It has been upgraded and extended over the years to make a modern, light, and airy home.

Offering over 4000sq ft, this delightful home has the addition of a conservatory and a 26ft kitchen/breakfast room, this in turn is connected to the formal dining room, making a great space with good flow for entertaining and everyday living.

This spacious home offers adaptable living with five reception rooms, six bedrooms and two bathrooms; the main bedroom suite has an en-suite bathroom with bath and separate walk-in shower and a dressing room (bedroom 6). There are far reaching countryside views from the upper floor. The property benefits from lots of storage throughout including a large attic.

In addition, there is a granite out-building currently used as a gym, a storeroom, and a garage. Subject to necessary planning consents this could be adapted to offer a separate unit and multigenerational accommodation. There is also courtyard parking for approx. 10 cars.





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Of particular note are gardens, lawns, and outside entertaining space. The garden area to the east of the property is mainly laid to lawn and has mature trees, shrubs, and colourful planting. It offers a good degree of privacy and is an enchanting place to sit and relax. It is safe for children and pets, being flat and level. There is space for a swimming pool (subject to the necessary consents) and there is water from a borehole for the garden irrigation only. The current vendors also grow their own vegetables and herbs.

On the north side, the owners have created an outdoor kitchen, which was modelled on the beautiful indoor kitchen, and alfresco dining space. This area also enjoys sun all day; there is a BBQ area, space for a pizza oven and fridge, food preparation area, sitting, sunbathing, and eating area, being a most desirable feature of this well-planned and well-loved home.

It is located in Trinity where there are lovely country lanes to enjoy activities with the family and pets such as walking, running, or cycling. Trinity Village is approximately 5 minutes' drive, where there is a pub/eatery, church, and grocery store. Waitrose supermarket is also located at the bottom of Trinity Hill. The main schools and colleges are within a 10-minute drive and for those that work in town it is approximately a 7-minute drive to the centre of St Helier.

Viewings of this wonderful home are not to be missed and are highly recommended by the vendor's sole agent.







## FEATURES

- Traditional granite six-bedroom home
- Beautifully presented and bright and airy throughout
- Five reception rooms
- Outbuilding currently used as a gym, storage, and garage, which could be adapted subject to planning
- Large lawned garden
- Outdoor kitchen and alfresco dining area
- Space for a swimming pool subject to planning

## INFORMATION

- Mains water and drains
- Borehole water for the garden
- Oil fired central heating
- Underfloor heating in en-suite and family bathrooms
- Mostly double glazed
- Garage and courtyard parking for approx. 10 cars
- Parish rates for 2022 were £675.52
- Freehold and Entitled

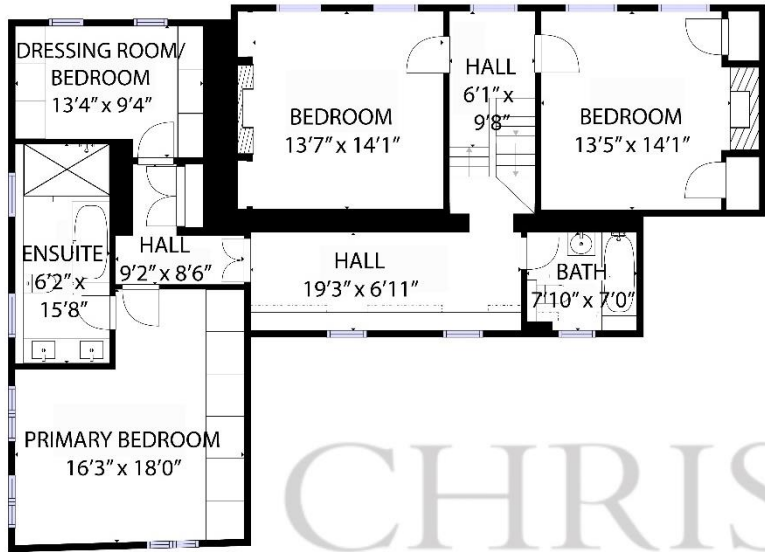


Gill Hunt, Fellow NAEA  
Director

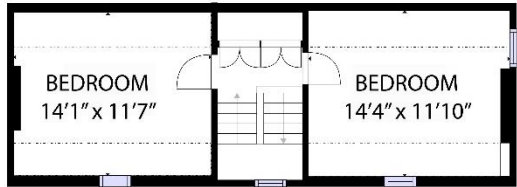
[gill@huntestates.com](mailto:gill@huntestates.com)  
T +44 (0)7797 721881  
[www.huntestates.com](http://www.huntestates.com)  
9 New Street, St Helier,  
Jersey, JE2 3RA

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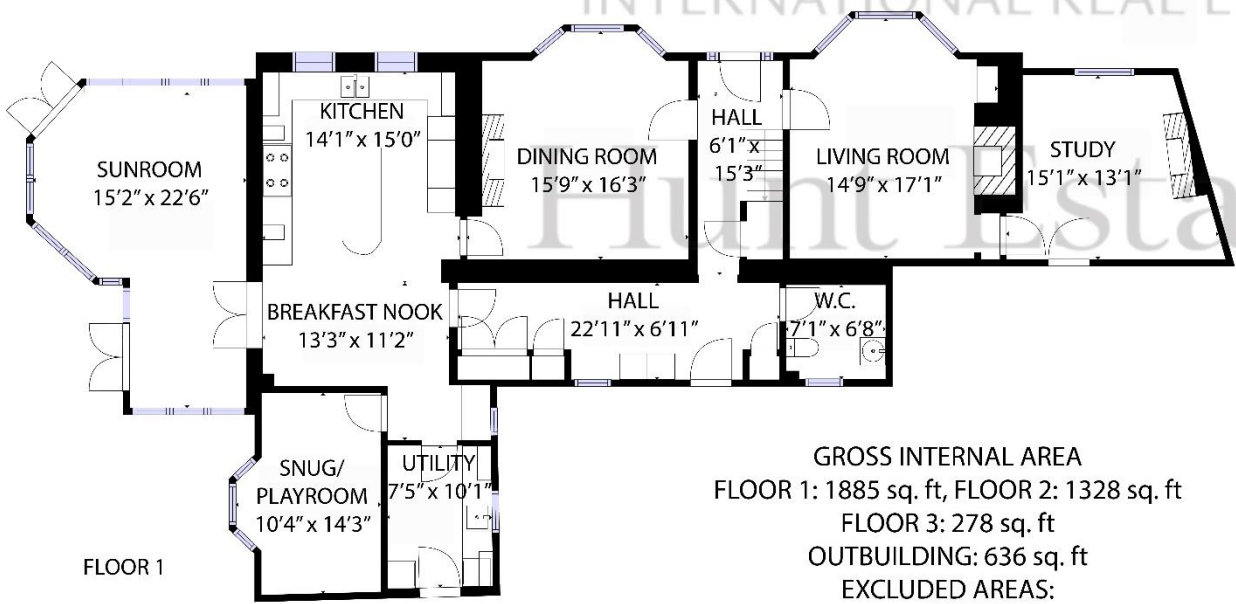


FLOOR 2

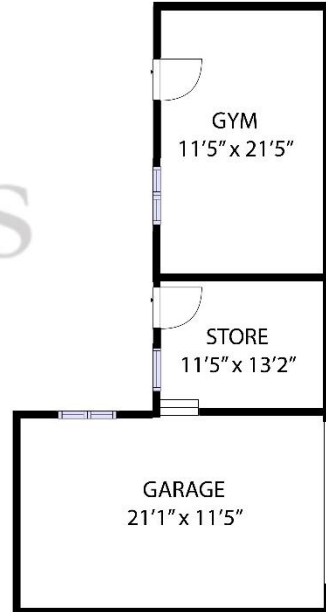


FLOOR 3

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FLOOR 1



OUTBUILDING

GROSS INTERNAL AREA  
 FLOOR 1: 1885 sq. ft, FLOOR 2: 1328 sq. ft  
 FLOOR 3: 278 sq. ft  
 OUTBUILDING: 636 sq. ft  
 EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 168 sq. ft  
 TOTAL: 4126 sq. ft

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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)  
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