



**CHRISTIE'S** | **Hunt Estates**  
INTERNATIONAL REAL ESTATE

Charming Granite House and Garden with Generous Parking  
St. John, Jersey

## CHARMING GRANITE HOUSE AND GARDEN WITH GENEROUS PARKING

This charming semi-detached barn conversion showcases meticulous upkeep and boasts a bright and roomy ambiance, perfect for a family home brimming with character. Immaculately presented and flooded with natural light, this home offers ample living space indoors, complemented by delightful outdoor surroundings. Originally converted in the 1980's and set in a small hamlet of similar properties.

It is located in the Parish of St. John on the Trinity/St John border and is just a 2-minute drive to Rondell's Farm shop with café and homeware shop, and just a 10-minute drive to the centre of St. Helier. It is perfect for country lane walks to take-in the lovely green surroundings.

The interior decor is fresh and clean, and the owners have maintained the property well.

Ground floor comprising; entrance hall, 19ft sitting room with a working fireplace, open plan kitchen/dining room with pantry, office/snug, utility room and shower room. The sitting room, kitchen/dining room and office/snug all have direct access to the patio and garden.

First floor comprising; main bedroom with large en-suite bathroom and a Juliet balcony which overlooks the garden, a further three double bedrooms, house bathroom, separate house shower room and large airing cupboard. All bedrooms have fitted wardrobes. There is also access to the floored loft, which is the full length of the house.

The garden is beautiful planted with well stocked borders, mature trees, and shrubs. Including Lavender, Wisteria, and Hydrangeas. There is also a vegetable patch for those that like to grow their own. There are both lawned and patio areas which make the garden perfect for entertaining family and friends in the summer months and, being fully enclosed is safe for children to play. There is a gate that leads to the side parking area.

There is further scope to extend into and over the garage area, subject to Planning Permission.

There is generous storage room ideal for garden equipment.

Parking: Double garage and parking for approx. 8 cars to the front and side of the property.

This beautiful home is now ready for a new family to call home. Highly recommended for viewing.

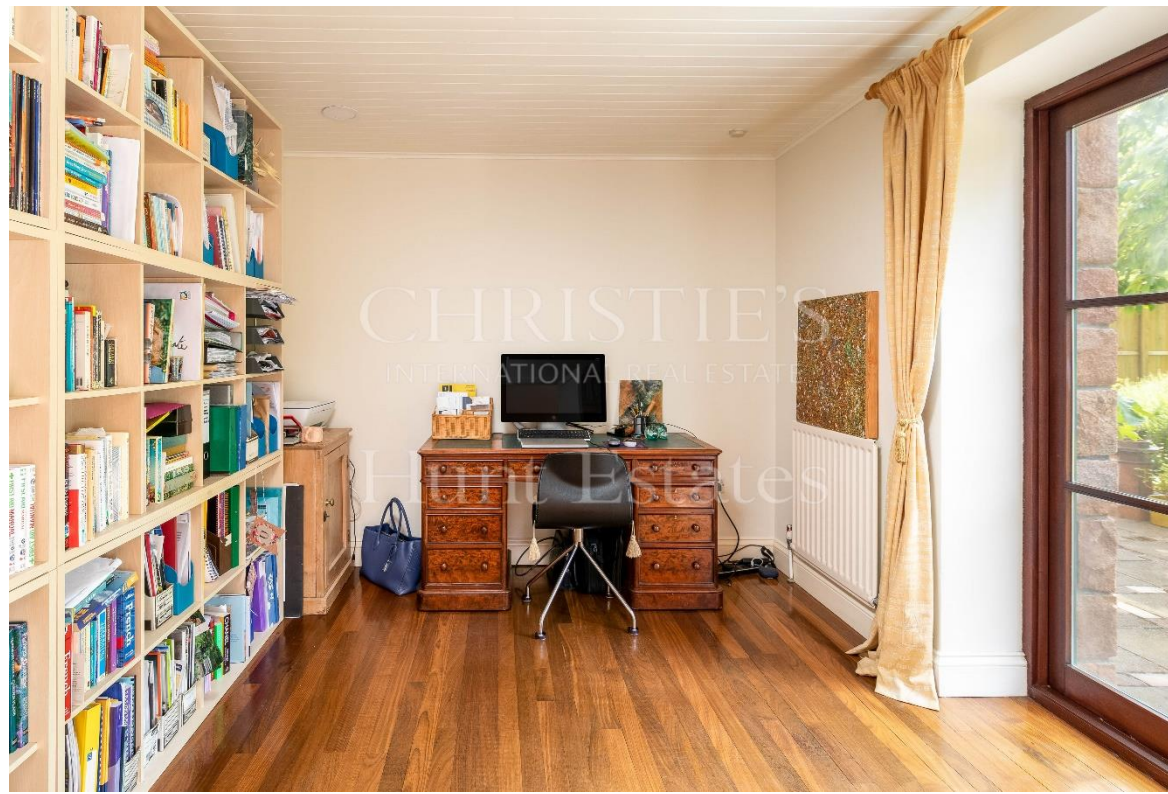






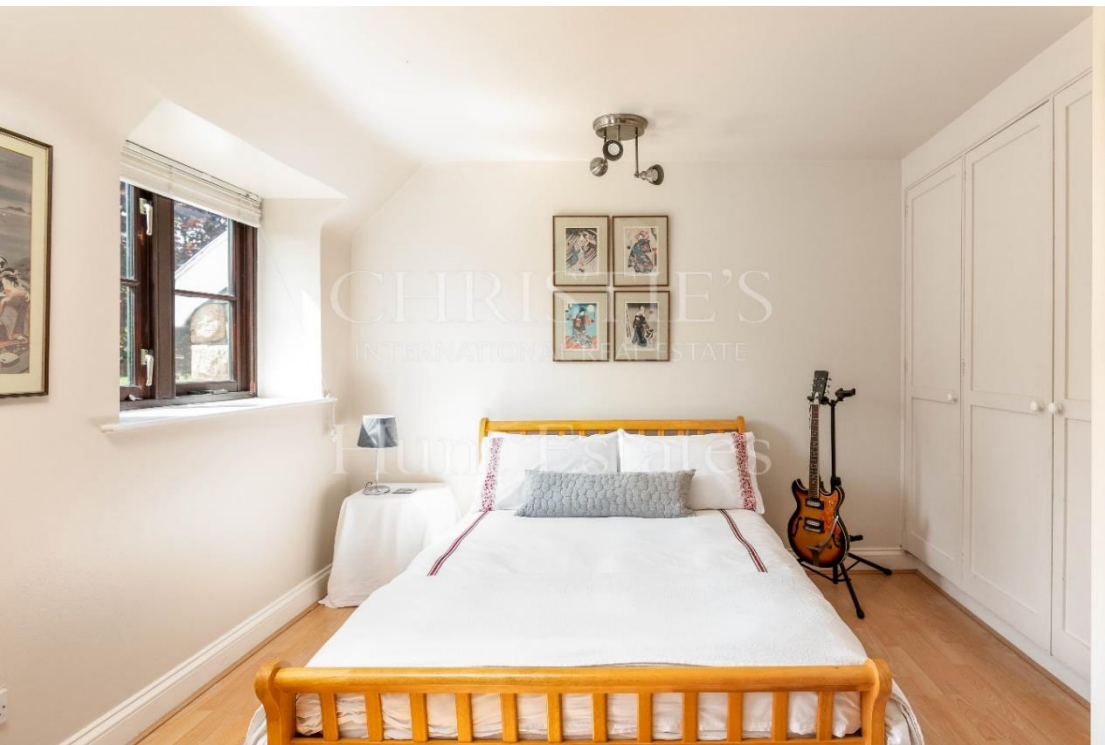
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## FEATURES

- Semi-detached granite barn conversion
- Four bedrooms, four bathrooms
- Two reception rooms
- Full of charm and character
- Located in a rural setting along a tranquil country lane
- Beautiful, fully enclosed South/West facing garden
- Located close to amenities, schools, and a short drive to St Helier town centre

## INFORMATION

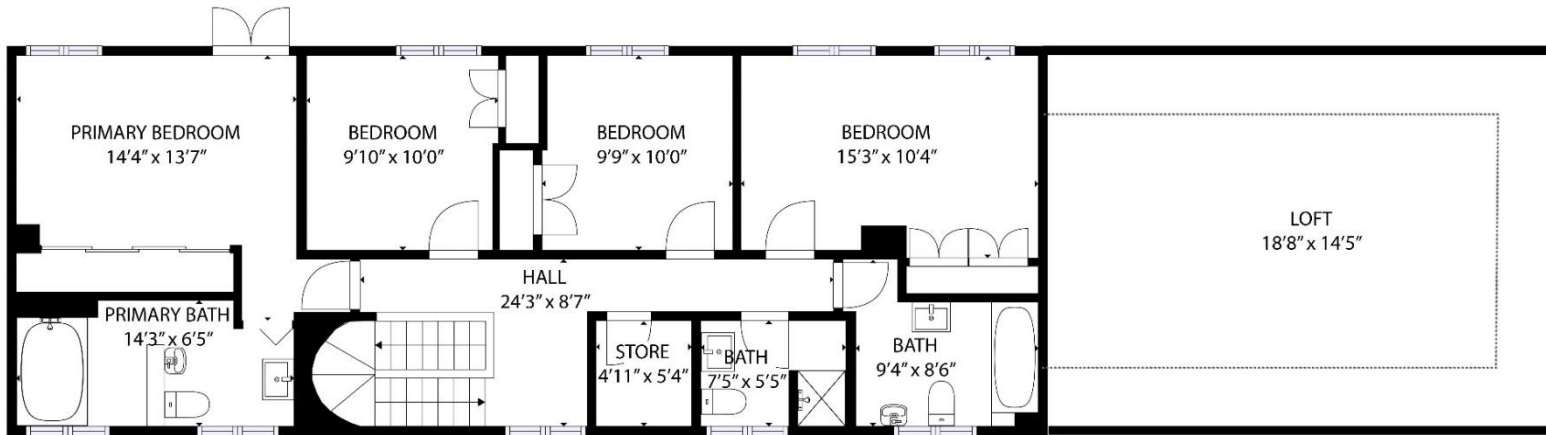
- Mains water and drains
- Oil fired central heating
- Fully double glazed
- Parish rates for 2022 £482
- Double garage and ample parking
- Freehold / Entitled



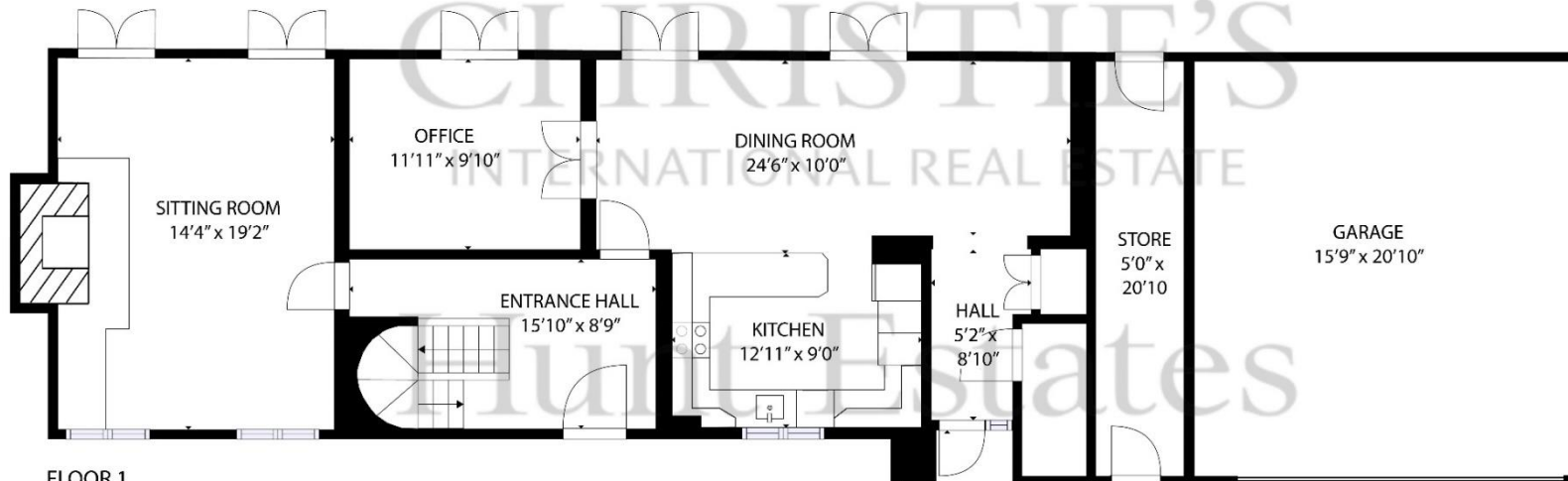
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FLOOR 2



FLOOR 1



**GROSS INTERNAL AREA**  
 FLOOR 1: 1257 sq. ft, FLOOR 2: 996 sq. ft  
 TOTAL: 2253 sq. ft

**EXCLUDED AREAS:**  
 GARAGE: 328 sq. ft, LOFT 269 sq. ft, STORE: 104 sq. ft  
 REDUCED HEADROOM UNDER 1.5M: 163 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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