



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

A Character Granite Home Set In Trinity Countryside
Trinity, Jersey

A CHARACTER GRANITE HOME SET IN TRINITY COUNTRYSIDE

A charming home with pillared entrance leading to a pretty courtyard with parking and garage. This property has a west facing garden, which overlooks fields. It is safe and enclosed providing a relaxing space for outdoor entertaining.

In addition to the main house (and accessed from the courtyard) is a brick-built unit with kitchenette, reception room and loft space above, it has its own separate outside patio area. The unit has many uses and is ideal as a study, hobby, or garden room.

The main house ground floor comprises; entrance porch which leads to an open plan hallway/dining room with double height ceiling and spiral stairs that lead to the first floor. The dining area overlooks the garden and fields. The sitting room is spacious being 21.9 x 19.2 ft, has a real fire and access to the garden. There is kitchen with space for a small table and a utility space that leads the garden. There is also a cloakroom at ground floor level.

First floor comprises; two double bedrooms, both with built in wardrobes and countryside views and a house bathroom.

Additionally, situated in the parking area is an external brick-built storage shed, perfect for housing garden furniture. The property also features a single garage and ample parking space for 3-4 cars.

The property is full of charm would benefit from some modernisation to realise its full potential.

It has been in ownership of a loving family who have maintained this lovely home for over twenty years.

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.





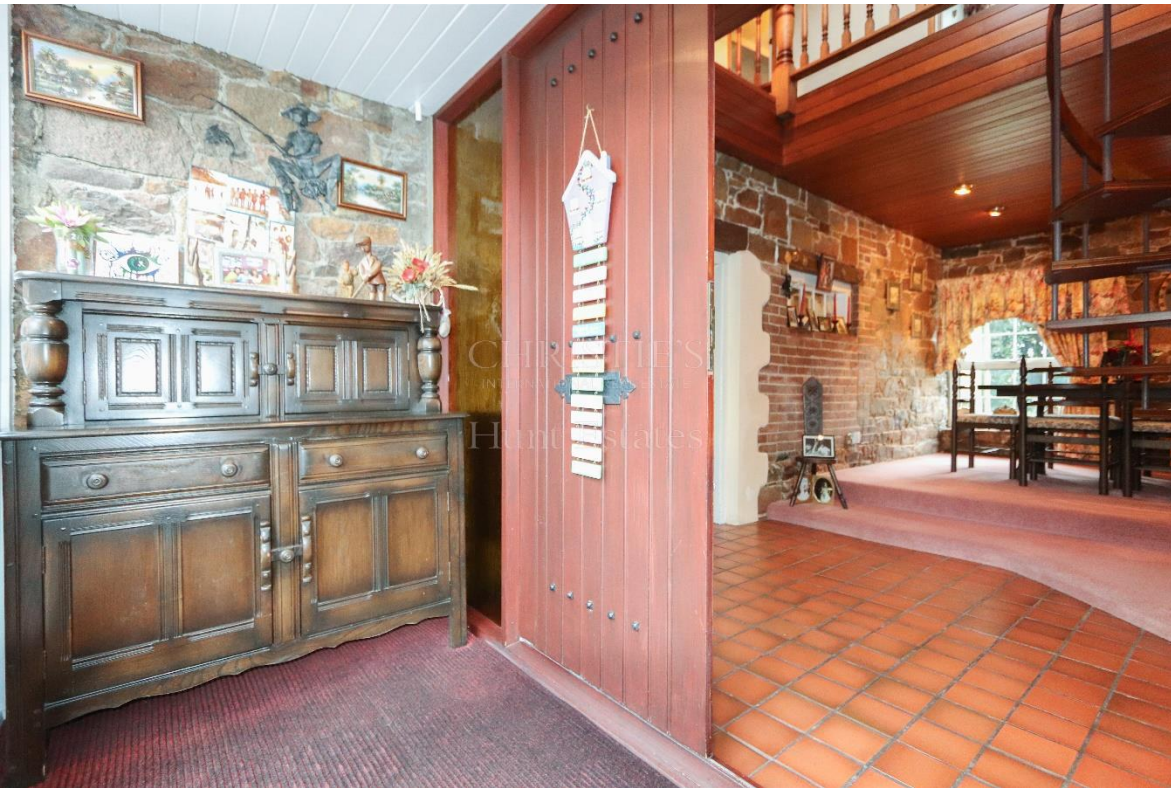
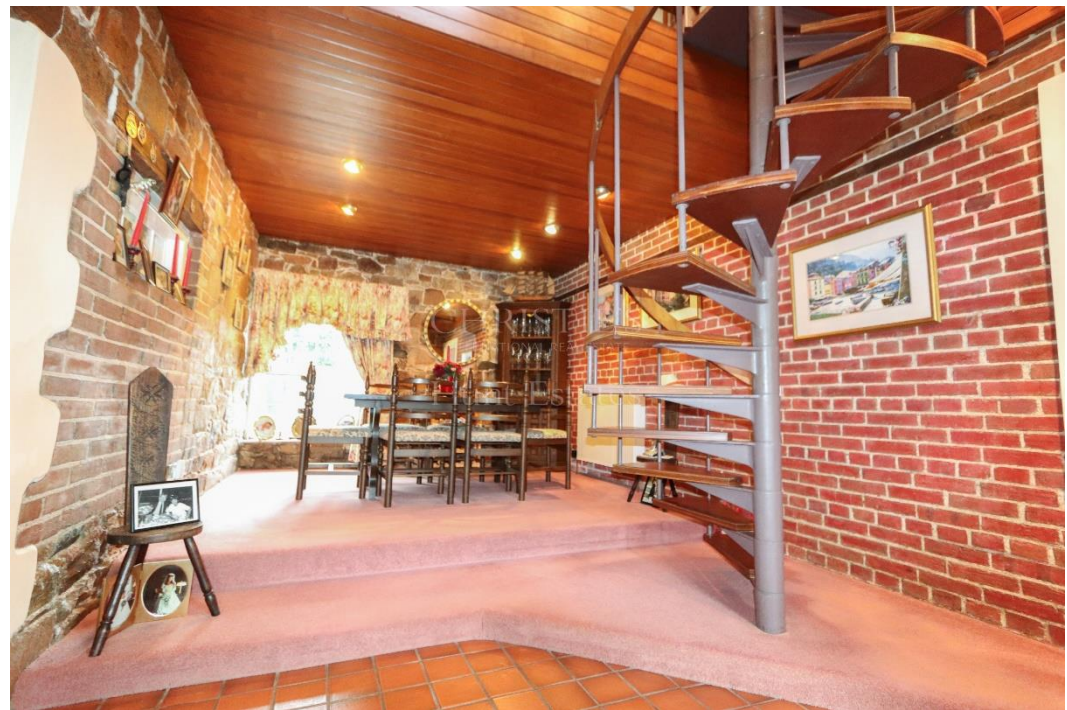


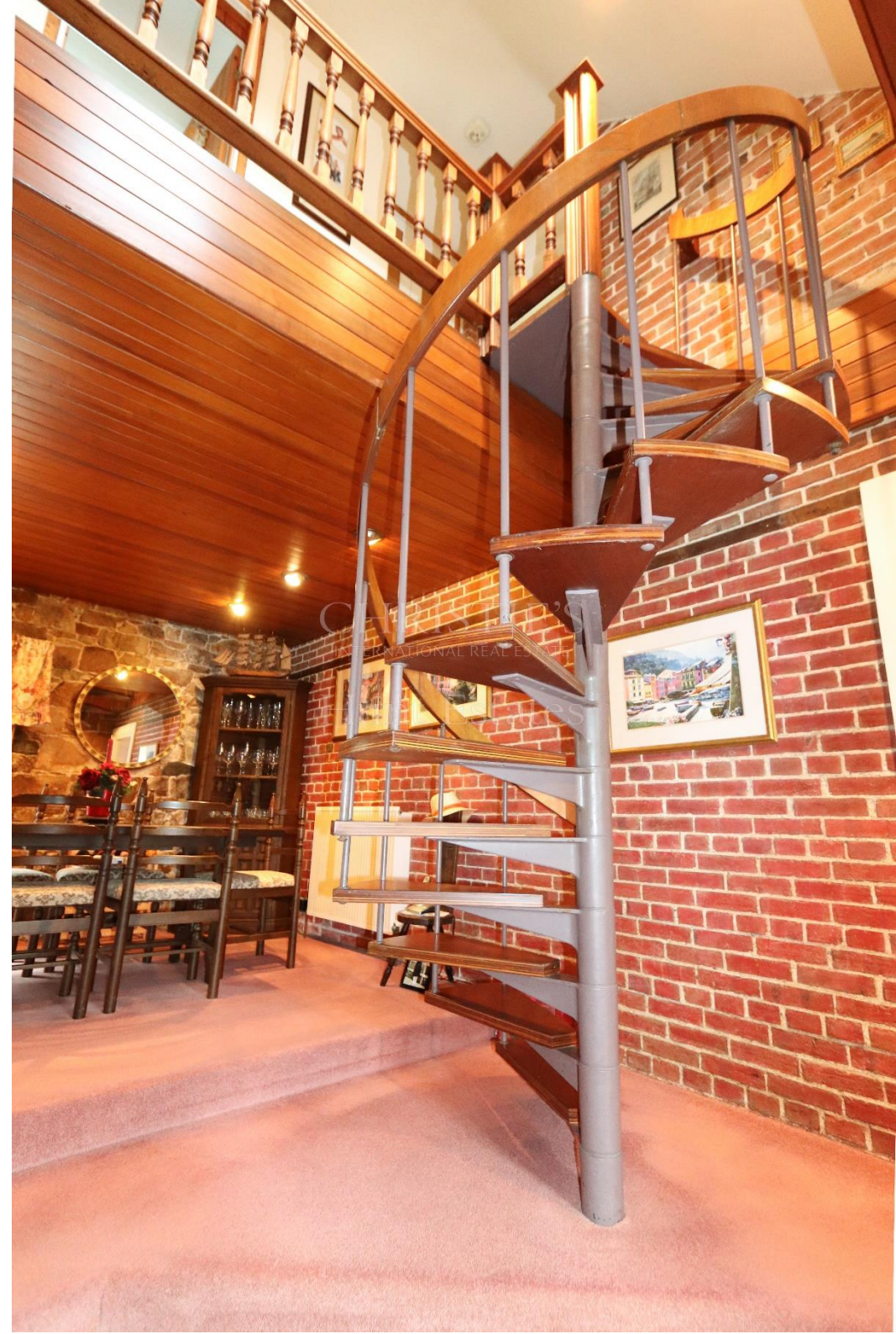














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HOBBY / GARDEN ROOM





HOBBY / GARDEN ROOM







FEATURES

- Two-bedroom granite home
- Eat-in kitchen with utility room
- Spacious sitting room and dining room
- Separate garden/hobby room
- Dining room
- Separate garden/hobby room with patio
- Fully enclosed west facing garden with countryside views
- Lovely country location with green lane walks

INFORMATION

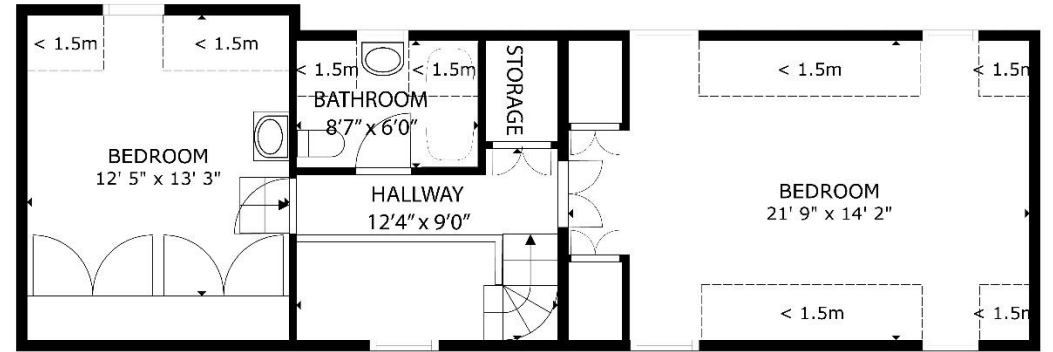
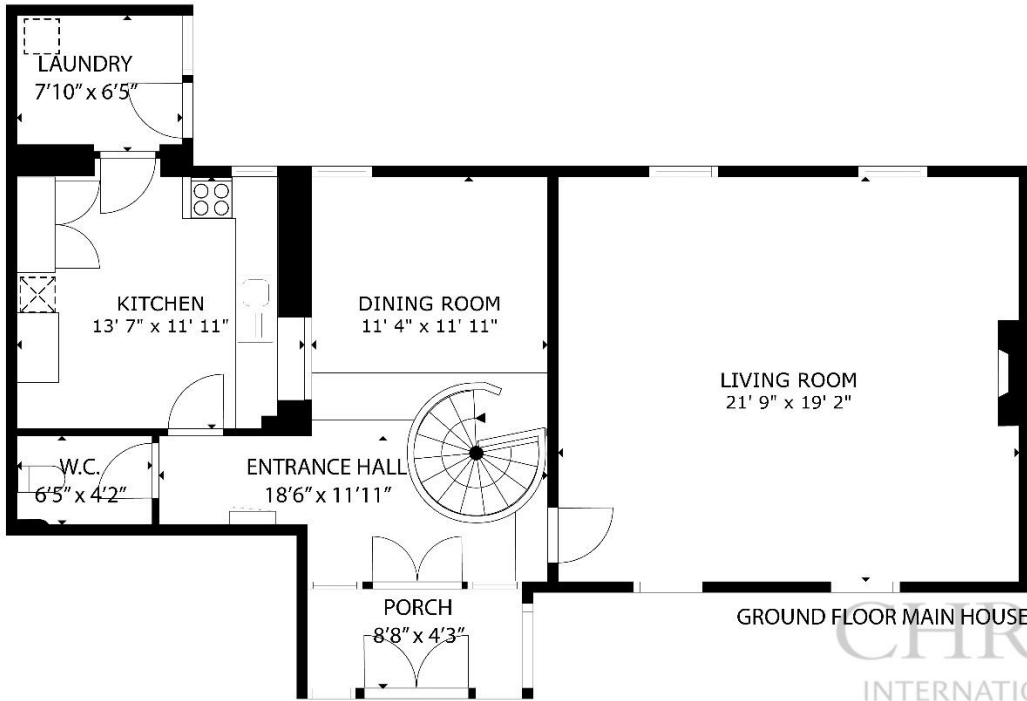
- Mains water
- Septic tank
- Mostly double glazed
- Single garage and parking for 3-4 cars
- Parish rates for 2023 were £434.72
- Freehold and Entitled/Licensed



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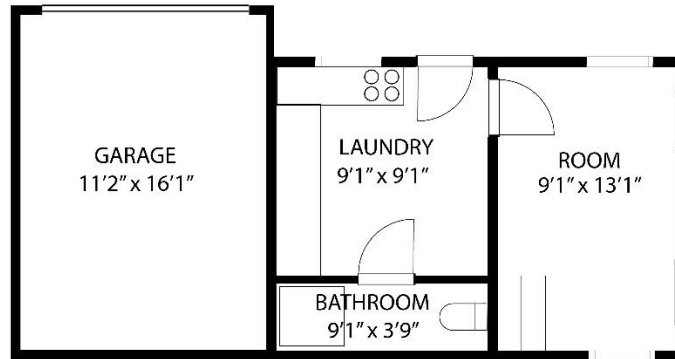
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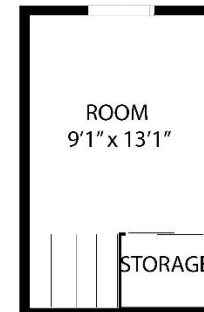
FIRST FLOOR MAIN HOUSE

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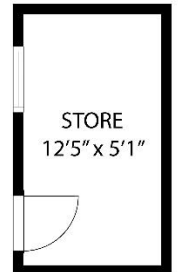
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GROUND FLOOR HOBBY/GARDEN ROOM



FIRST FLOOR HOBBY/GARDEN ROOM



STORE

GROSS INTERNAL AREA

GROUND FLOOR MAIN HOUSE: 1015 sq. ft, FIRST FLOOR MAIN HOUSE: 575 sq. ft
 GROUND FLOOR HOBBY/GARDEN ROOM: 234 sq. ft, FIRST FLOOR HOBBY/GARDEN ROOM: 118 sq. ft
 TOTAL: 1942 sq. ft

EXCLUDED AREAS: GARAGE: 179 sq. ft, STORE: 63 sq. ft, REDUCED HEADROOM BELOW 1.5M: 109 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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