



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

Substantial Family Home with Rural Outlook  
Trinity, Jersey

## SUBSTANTIAL FAMILY HOME WITH RURAL OUTLOOK

Set in the rural parish of Trinity this beautifully presented home has been completely modernised to create a family home that flows exceptionally well.

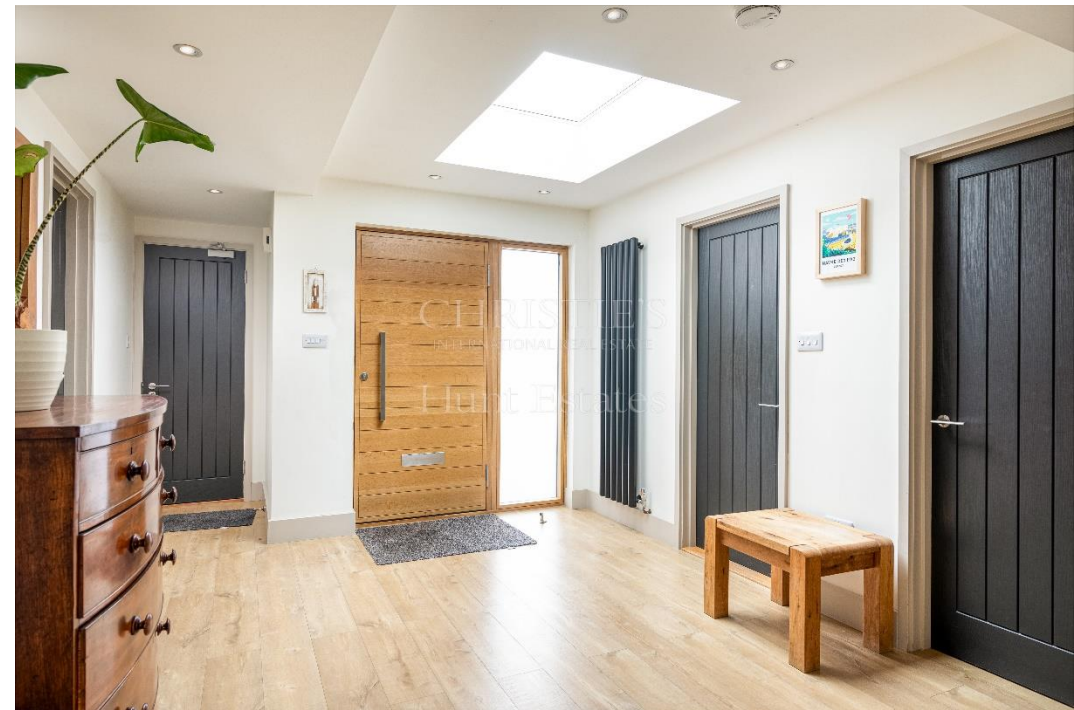
At the heart of the home is the spacious Artizen kitchen/diner that has two pairs of bi-fold doors opening to the south facing patio with its extending awning and the pool beyond. This flexible living space leads seamlessly through to the media room and further into a formal sitting room and covered-roof conservatory. With a snug/office adjoining the kitchen making a total of five reception areas, there is all the living space that a busy family could wish for.

Ground floor comprising: Spacious entrance hall, sitting room with wood burner, media room, kitchen/diner with two sets of bi fold doors to the south facing garden, utility, office/snug, conservatory, double bedroom, shower room and large integral single garage.

First floor comprising; main bedroom with quality fitted wardrobes, a walk-through dressing room and a stylish en-suite bathroom, second double bedroom with dressing room and en-suite shower room, two further bedrooms with far reaching views across agricultural land, and a house bathroom.

Externally there is a large south facing enclosed garden mainly laid to lawn with low maintenance well planted borders, a large patio area and fenced in swimming pool with electric pool cover, diving board and slide. There is a generous single garage and parking for a further five cars.

The property is a 10-minute walk to the magnificent cliff paths above Bouley Bay and only five minutes from the woodland at Jardin d'Olivet. Local amenities within walking distance include Woodside farm shop, the Trinity Arms Pub, and the local primary school.















CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estates









CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estates





## FEATURES

- Large open plan kitchen/diner
- Five reception rooms
- Five bedrooms, four bathrooms
- Main bedroom with walk in dressing room and en-suite
- Large enclosed south facing garden
- Swimming pool
- Rural outlook

## INFORMATION

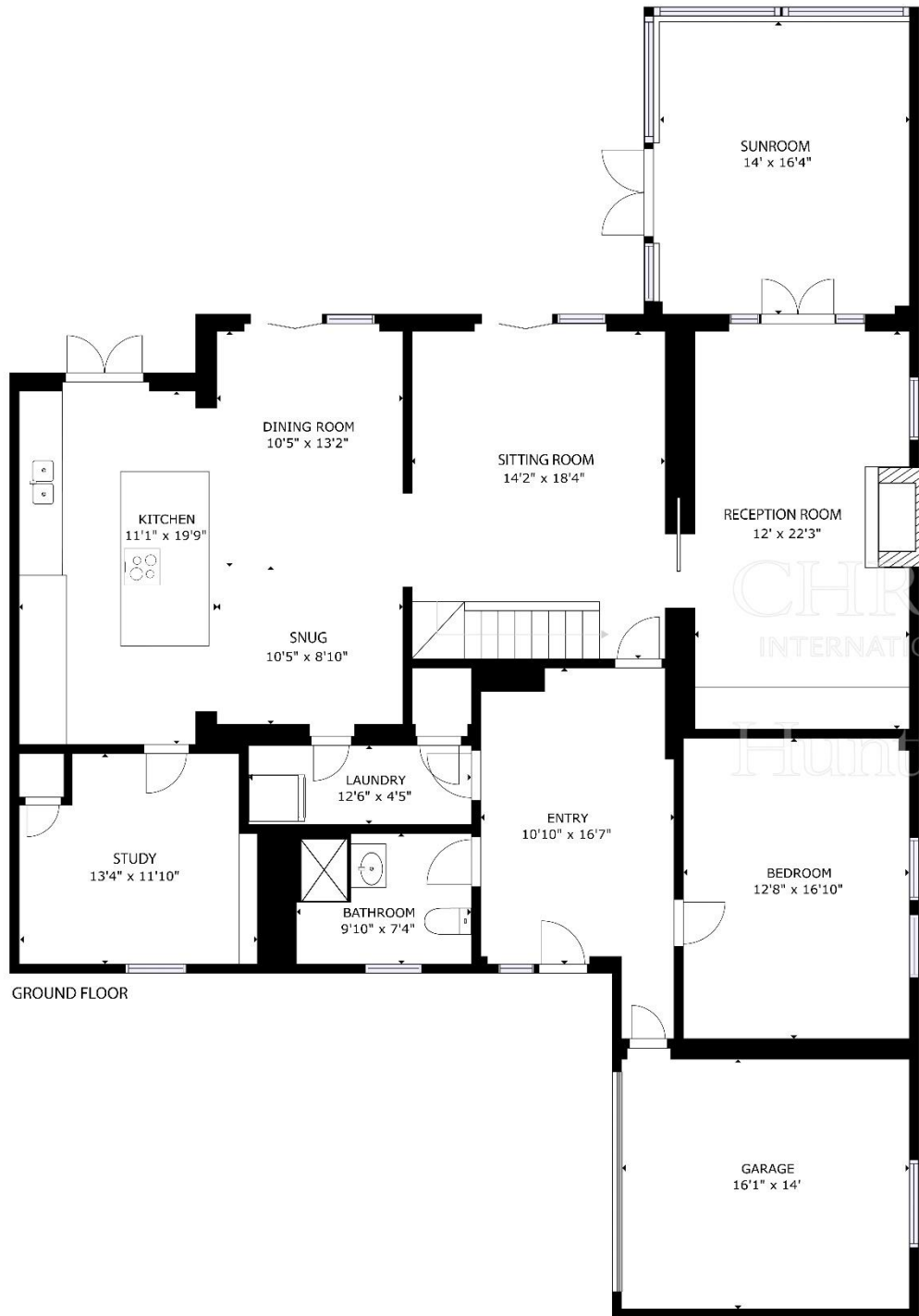
- 3431 sq ft + integral garage
- Mains water and drains
- Oil fired central heating
- Underfloor heating in kitchen/diner and main bedroom
- Solar panels serve to heat the swimming pool
- Large integral single garage and parking for 5 cars
- Parish rates for 2023 were £650.66
- Freehold and Entitled/Licensed



David Voak MNAEA  
Property Negotiator

david@huntstates.com  
T +44 (0)7797 725621  
www.huntstates.com  
9 New Street, St Helier,  
Jersey, JE2 3RA

CHRISTIE'S | Hunt Estates  
INTERNATIONAL REAL ESTATE



As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

# CHRISTIE'S | Hunt Estates

INTERNATIONAL REAL ESTATE

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)

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.