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Rural Barn Conversion with Three Bedrooms  
Trinity, Jersey



## RURAL BARN CONVERSION WITH THREE BEDROOMS

This attractive granite barn conversion in the rural parish of Trinity is set over three floors and offers a separate kitchen that flows seamlessly into the good-sized living/dining room. French doors open to a sunny aspect enclosed garden, creating a perfect indoor-outdoor flow. The accommodation includes three double bedrooms, two of which are ensuite, along with a house bathroom and a ground floor cloakroom.

The low maintenance west-facing garden is enclosed by privacy fencing, making it child and pet friendly. Adjacent to the property, within a traditional courtyard setting, are two side-by-side parking spaces and a garage with a useful mezzanine storage area above. There is also visitor parking available.

The tranquil country lanes offer plenty of options for walks, while still being less than a 3-mile drive to St Helier town centre.





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## FEATURES

- End of terrace barn conversion
- 3 double bedrooms
- 3 bathrooms and cloakroom
- Separate kitchen overlooking garden
- Sunny aspect enclosed garden
- Garage with storage above
- Quiet location set back from the road

## INFORMATION

- Mains water and drains
- Oil fired central heating
- Double glazed
- Heritage listed at level 3
- Side by side parking for 2 cars
- Visitor parking available
- Parish rates for 2023 were £466.42
- Freehold and Entitled/Licensed



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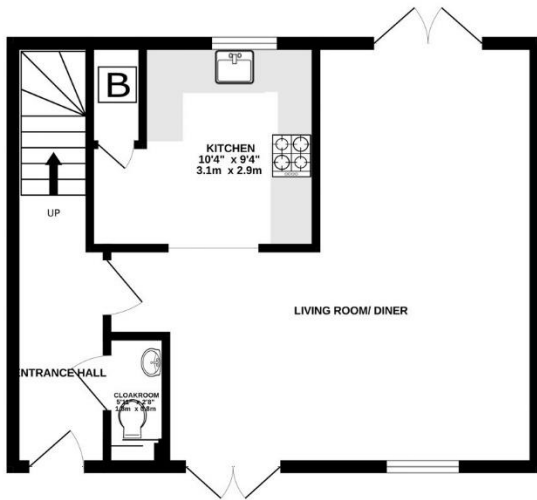
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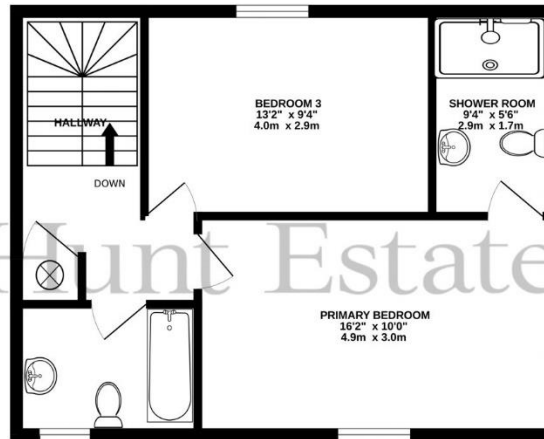
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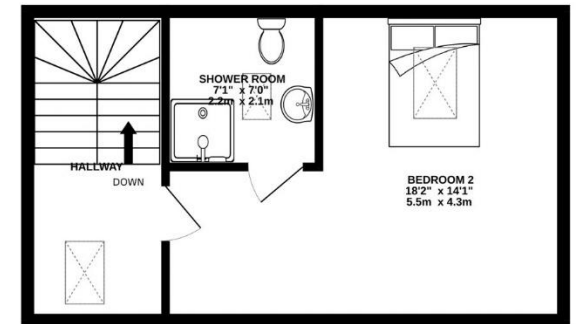
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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