



Hunt Estates

Impressive Newly Built Granite Home
Trinity, Jersey

IMPRESSIVE NEWLY BUILT GRANITE HOME

A beautiful granite residence built in the traditional style and with a modern layout, designed with the family in mind.

The house is set on high ground and looks out over verdant countryside with far reaching views. From the upper rooms one can even see the sea.

The gated entrance and driveway lead to a parking area with an oak framed car port for two cars.

There is a lawned south facing garden with an attractive brick-built wall on one side, leading you elegantly from the house to the garden. It is hedged and the borders are filled with plants and shrubs. In addition, for further protection and ensuring the country view outlook, the property owns nearby fields.

To the rear of the property is a well-designed entertaining area. It is reminiscent of a French courtyard with a lawned area, and tiled covered porticos, where one can either sit outside in the sunshine or take the shade or shelter as one chooses. There are eating and sitting areas, BBQ and a real fire, making it enjoyable at all times of the year. It is easily accessible from the kitchen area and provides privacy and shelter from any winds.

The homestead has an enchanting feel and epitomises Jersey at its best.

Internally, there is some 4,084 sq ft of living accommodation. It comprises; entrance porch, entrance hall, cloakroom, study, 23.7 ft sitting room with a real fire and doors to the courtyard. There is an impressive open plan kitchen/dining room area and snug that is over 50 ft in length. It is the hub of the home with a real fire and again, has access to the courtyard area. There is a very useful boot/mud room that can be accessed from outside, when returning with children and pets from the country lane walks. There is a separate study and a walk-in wine store.

The first floor has four en-suite bedrooms and a laundry room. The second floor has a further two rooms; one can be used as a 5th bedroom and the other could be kitted out as a dressing room and add bathroom if desired.

Externally, there is an outside office/store at the side of the garage.













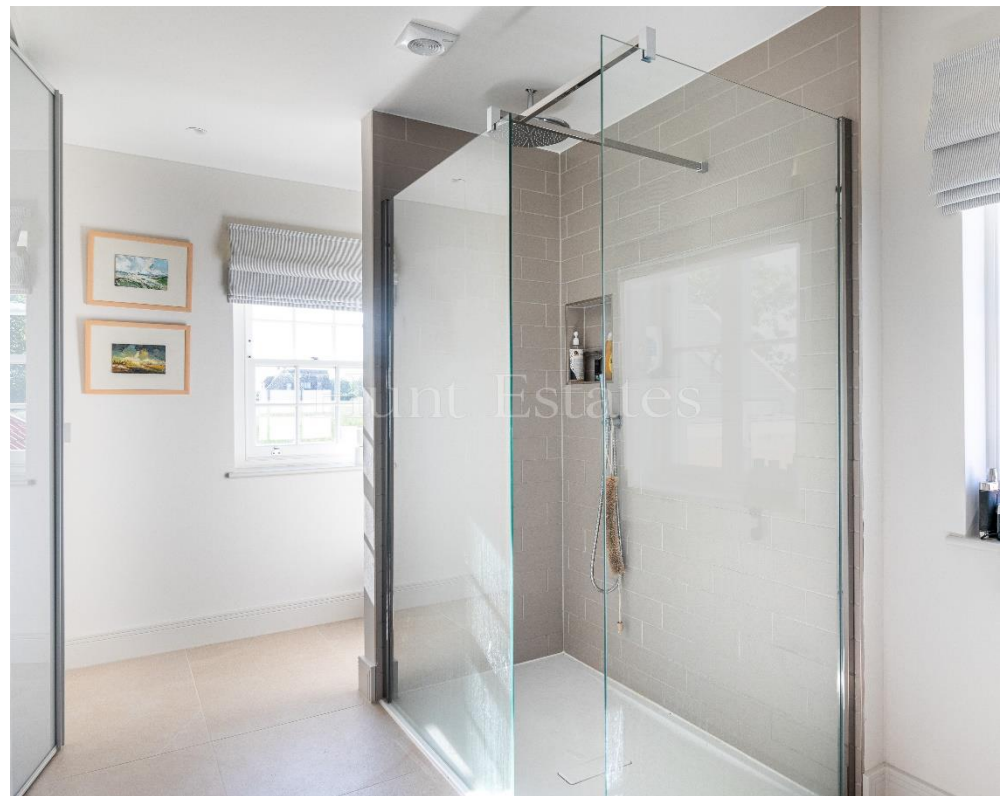


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FEATURES

- Newly built granite home
- 5 bedrooms, 4 bathrooms
- 23.7 ft sitting room with real fire
- Impressive 50ft open plan kitchen/dining room with snug area
- Outside office/store
- Pretty courtyard with fire and Bbq area

INFORMATION

- Mains water and drains
- Underfloor heating downstairs which run off an air source heat pump
- Radiators upstairs
- Heating is run off a Bluetooth device controlled by your mobile
- Lutron lighting system
- Double glazed
- Irrigation system
- Occupier rates for 2023 were approx. £500
- Carport for 2 cars and ample parking
- Available to Entitled/Licensed residents
- Please note that the equivalent of one months rent will be required for the deposit

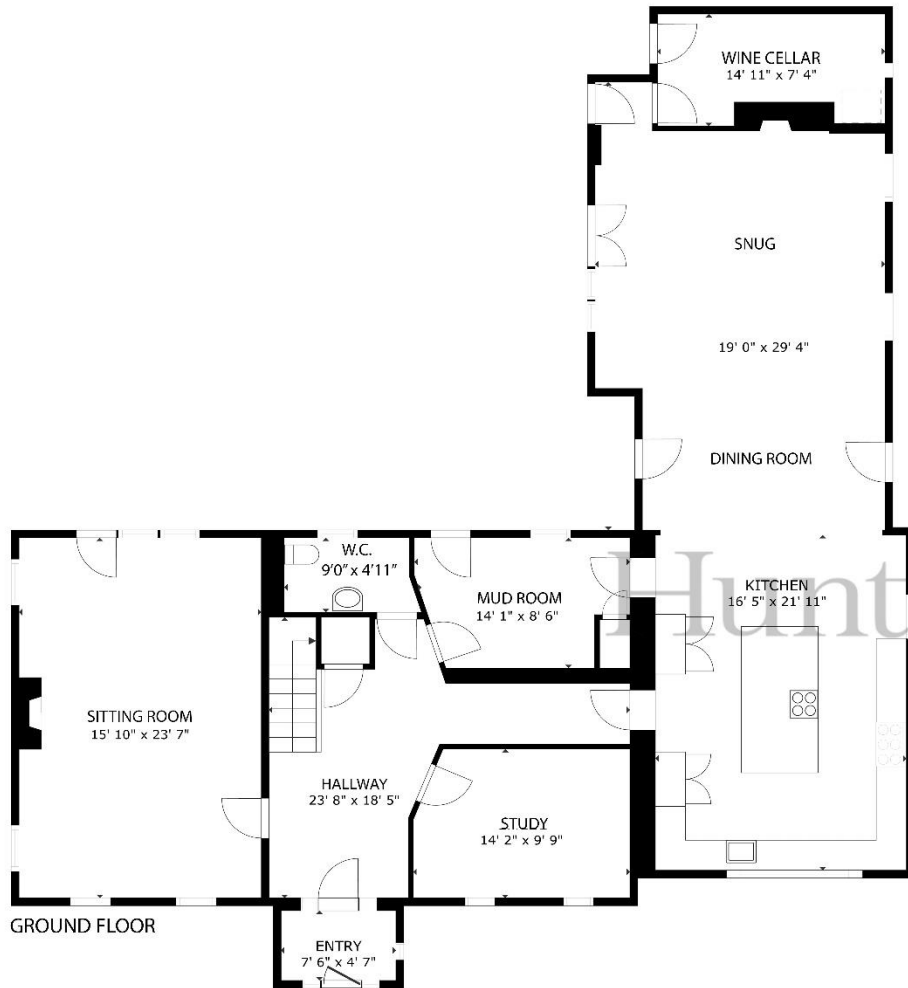


Gill Hunt, FNAEA
Director

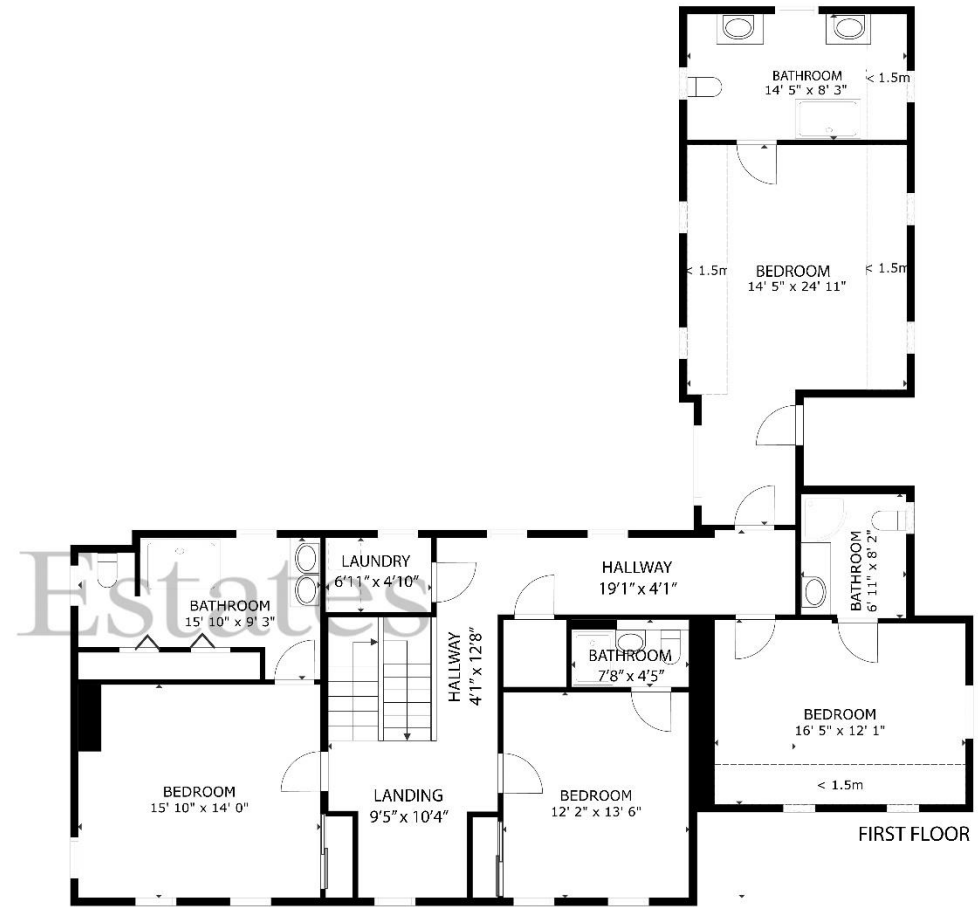
gill@huntstates.com
T +44 (0)7797 721881
www.huntstates.com
9 New Street, St Helier,
Jersey, JE2 3RA

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GROUND FLOOR

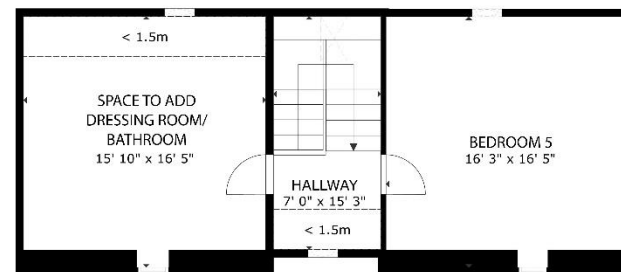


FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 1978 sq. ft, FIRST FLOOR: 1518 sq. ft, SECOND FLOOR: 588 sq. ft
TOTAL: 4084 sq. ft

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 210 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SECOND FLOOR

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9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

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