



## The Dower Cottage, La Rue De La Falaise, Trinity

Asking Price £795,000

# BROADLANDS

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# The Dower Cottage, La Rue De La Falaise

A quintessential English cottage!

- Lovely rural dower cottage
- Small close of six properties
- Stylish with lots of character
- Comfortable living room with solid fuel stove
- Fully fitted country kitchen
- Separate dining room
- Three bedrooms and study
- 2 Bath and shower rooms
- South facing garden
- 4 Parking spaces
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com





# The Dower Cottage, La Rue De La Falaise

A quintessential English cottage!

We are constantly asked for properties with character. This lovely dower cottage located down a quiet Trinity lane has masses of it!

Originally a working farm, Belle Vue has been tastefully upgraded, and now provides a small close of six properties with names such as The Bell Tower, The Haybarn and The Stables.

The Dower House nestles at the end of the close providing a comfortable home with lots of features. The accommodation over three floors comprises entrance hall, living room - with feature functional fireplace, window seat and solid wood flooring - dining room, fully fitted kitchen, two landings, main bedroom suite - with ensuite bathroom and dressing room - two further bedrooms, house shower room and study. If you have 'green fingers' you'll love the south facing garden and there's parking for 4 cars plus visitor parking.





### Living

Welcoming hallway with understairs cupboard and open stairwell above. Cosy living room with feature solid wood flooring, window seat, five recessed ceiling speakers and wide fireplace with solid fuel stove. Separate fully fitted kitchen with integrated appliances including Richmond stove - with gas hob, two ovens and grill - extractor, Smeg fridge/freezer and dishwasher. Dining room with plenty of space for a family table and chairs.

### Sleeping

Main bedroom suite with two windows - both with window seats -facing directly south. Fully tiled ensuite bathroom with large fitted mirror. Walk-in dressing room with fitted rails, drawers and shelves. Two further bedrooms, study and house shower room over two floors. Plenty of storage on top landing provided by three double cupboards.

### Outside

Good size south facing garden - absolute gardener's paradise - mostly laid to lawn, bordered by established trees and shrubs with stone patio and sunken decked area perfect for alfresco dining. Carport for two cars and a further two designated parking spaces. Plenty of visitor parking.

### Services

Mains gas used for central heating and hob. Mains drains and borehole water.

### Education

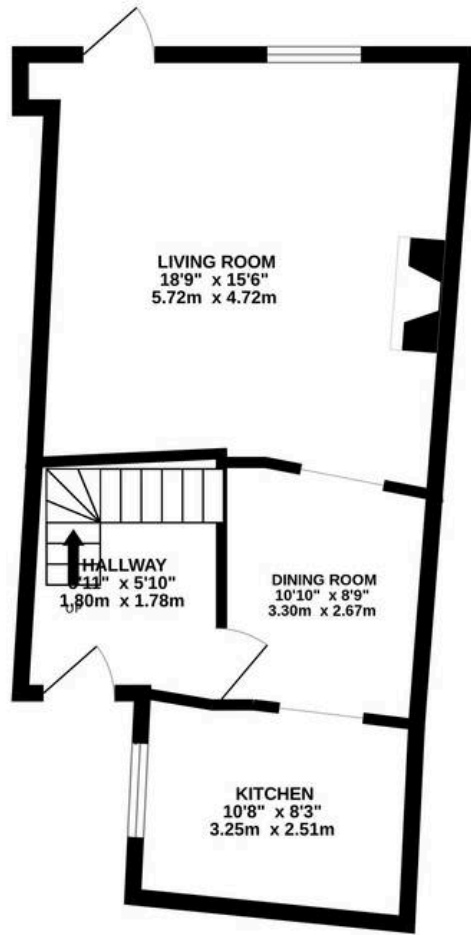
The house is in the catchment area for Trinity Primary and Grainville Secondary Schools.



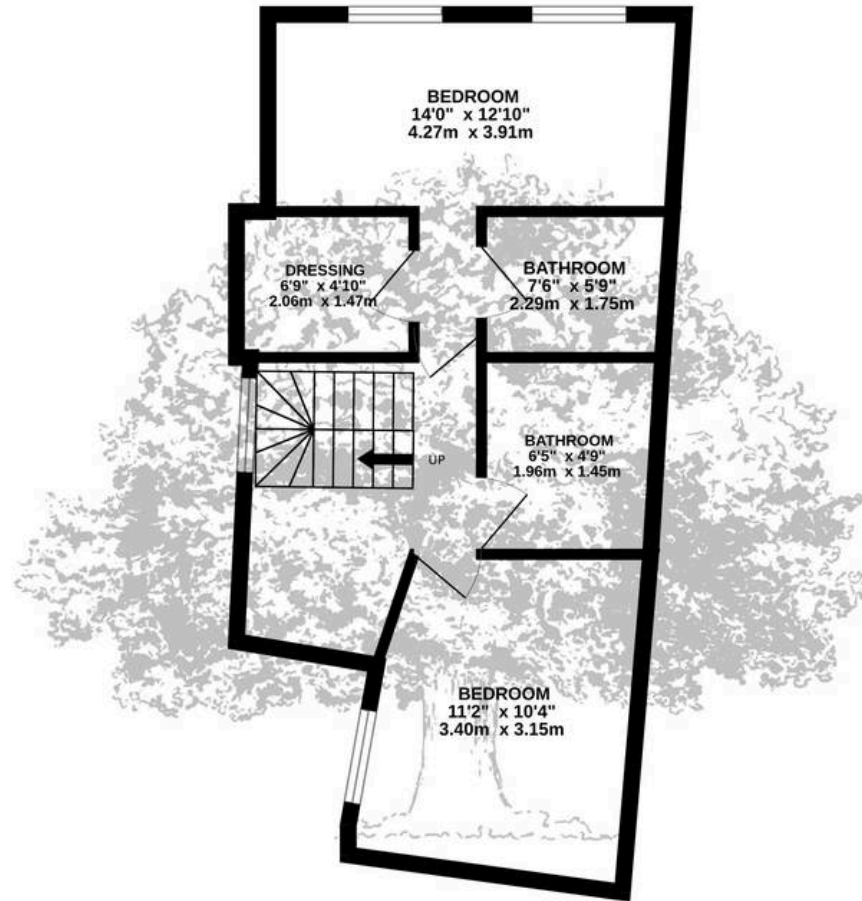




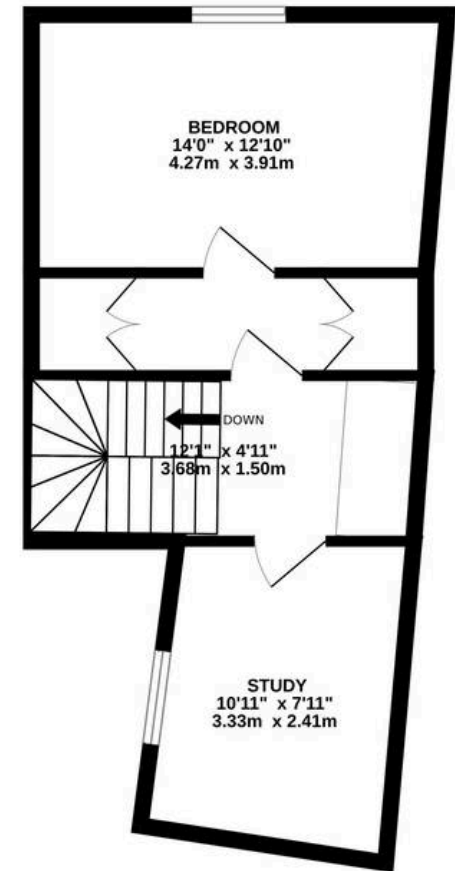
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1351sq.ft. (125.5 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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Broadlands Estates, Library Place - JE2 3NL

07829 917172 • [don@broadlandsjersey.com](mailto:don@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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