



Carmel Chapel, La Route Des Cotes Du Nord, Trinity
£1,500,000

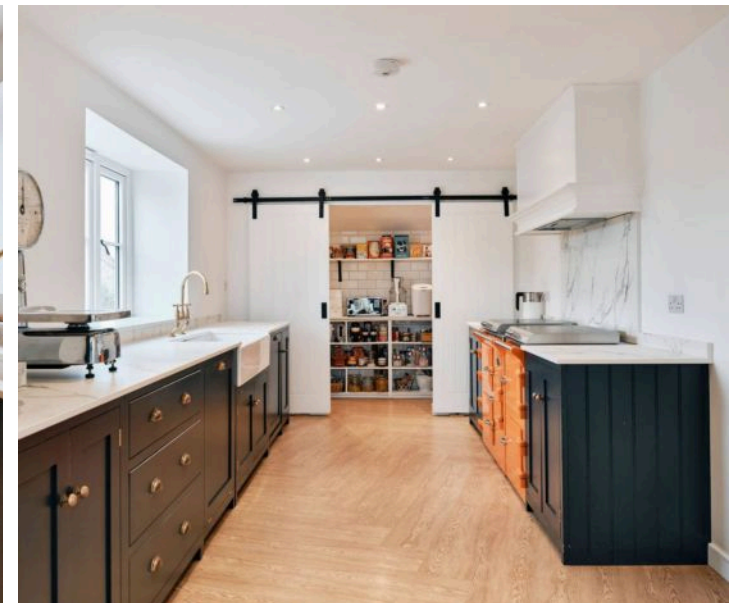
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Carmel Chapel, La Route Des Cotes Du Nord

Trinity, Jersey

Travelling down La Route des Cotes du Nord towards Rozel Harbour, Carmel Chapel is on the RHS, approx. 650 metres before the harbour.

- Stunning four bedroom family home near Rozel Harbour
- Three fabulous bathrooms (two ensuite)
- Quality Devol kitchen with Everhot cooker and separate pantry
- 28ft Living room with wood burning stove
- 28ft Lounge diner with vaulted ceiling
- Upside down design with 2500 sq ft of accommodation
- Courtyard garden and large orchard with stable
- Parking for 4/5 cars
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



Carmel Chapel, La Route Des Cotes Du Nord

Trinity, Jersey

Beautiful four double bedroom semi-detached house situated within easy reach of the picturesque harbour of Rozel. Originally built as a Methodist chapel in 1843 and then converted in the 80's, this stunning property has been completely refurbished throughout and extended by the current owners, to now offer a modern low maintenance and relaxed family living experience. The spacious versatile accommodation is upside down by design and consists of 2500 sq ft of bright and well proportioned living space.

To the ground floor are four good size double bedrooms all with fitted wardrobes and three gorgeous bathrooms (two ensuite) featuring quality handmade 'Le Froy Brooks' metalware. Both the primary and second bedroom have direct access to the courtyard garden. For convenience, there is also a laundry / utility room on this floor.

On the first floor is a 28 ft living room with a 'Clearview' wood burning stove and views over the orchard, a second 28ft reception with vaulted ceiling is used as a lounge diner and has similar attractive rural views. The stunning 'DeVol' kitchen with its 'Dekton' worktops is fully fitted and has a separate pantry but the main feature has to be the top of the range hand built 'Everhot' electric induction cooker which is finished in beautiful Tangerine and adds a lively pop of colour to this amazing room!

Much sought after location, enjoying a pleasant agricultural outlook over the surrounding countryside with a safe enclosed south facing courtyard garden, large orchard with stable and parking for 4 / 5 cars. Presented to market in walk-in condition throughout, an early viewing of this exceptional property is essential through Broadlands the vendors sole agent.





Living

Two reception rooms to the 1st floor include; large living room with engineered wood effect flooring and 'Clearview' wood burning stove. Spacious lounge kitchen diner with Amtico flooring, vaulted ceiling, electric 'Everhot' cooker with AGA top, induction hob, rapid grill and three ovens. Separate pantry. Both rooms have great rural views to the south over agricultural land.

Sleeping

Four spacious ground floor double bedrooms all with fitted wardrobes plus the primary bedroom has a walk-in wardrobe. Two ensuite bathrooms and house bathroom with 'Le Froy Brooks' silverware. Both the primary and second bedroom have sliding doors with direct access to courtyard style garden. The second bedroom suite is currently being used as a snug / office.

Outside

Enclosed courtyard style garden part laid to patio and lawn. Gate to driveway with parking for 4 /5 cars and another gate leads to the orchard and stable.

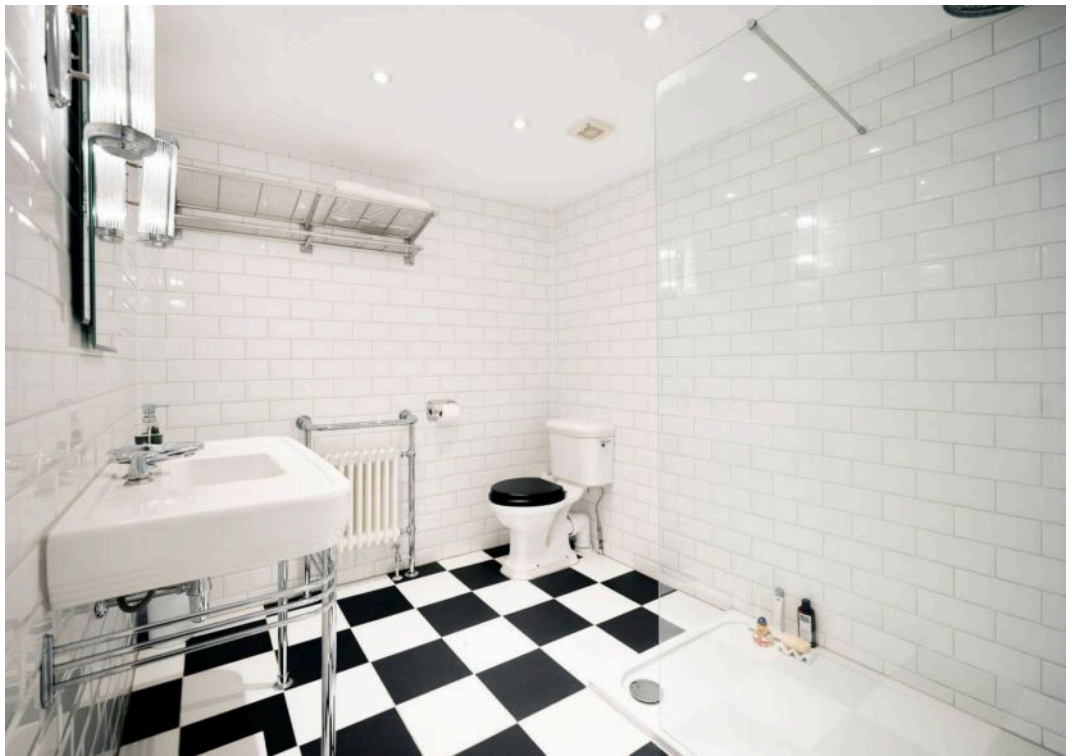
Services

Septic tank (tight tank). Bore hole water (100 metre depth) with top spec UV filtration system (2018). Wet electric central heating and fully double glazed throughout (2018). Three phase electric supply (2018). Stable (with power and lighting - 2018). Property has also been rewired (2018). Stripped back and 6 inches of insulation added (2018).

Education

The house is in the catchment area for St.Martin Primary and Grainville secondary schools.





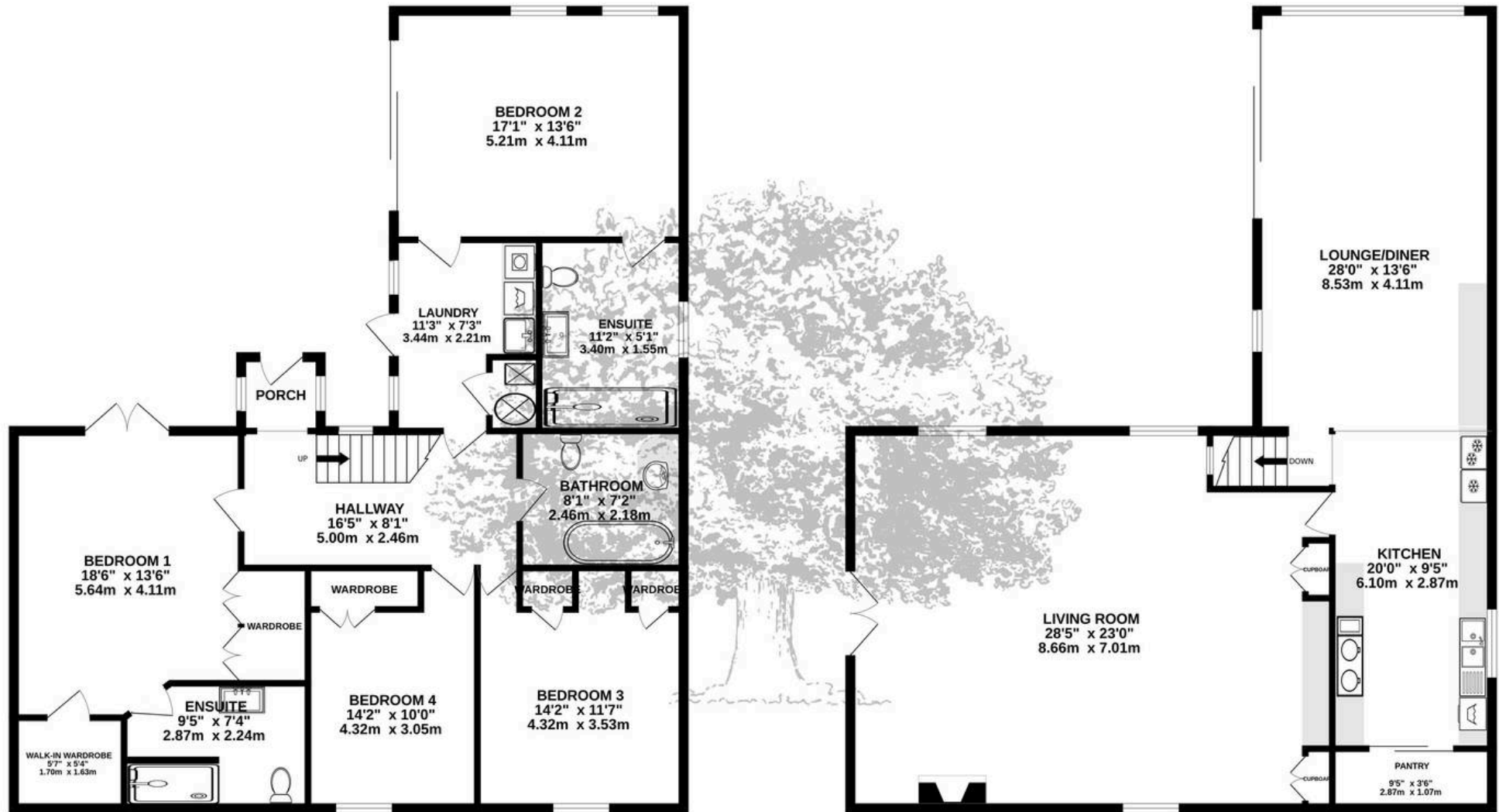






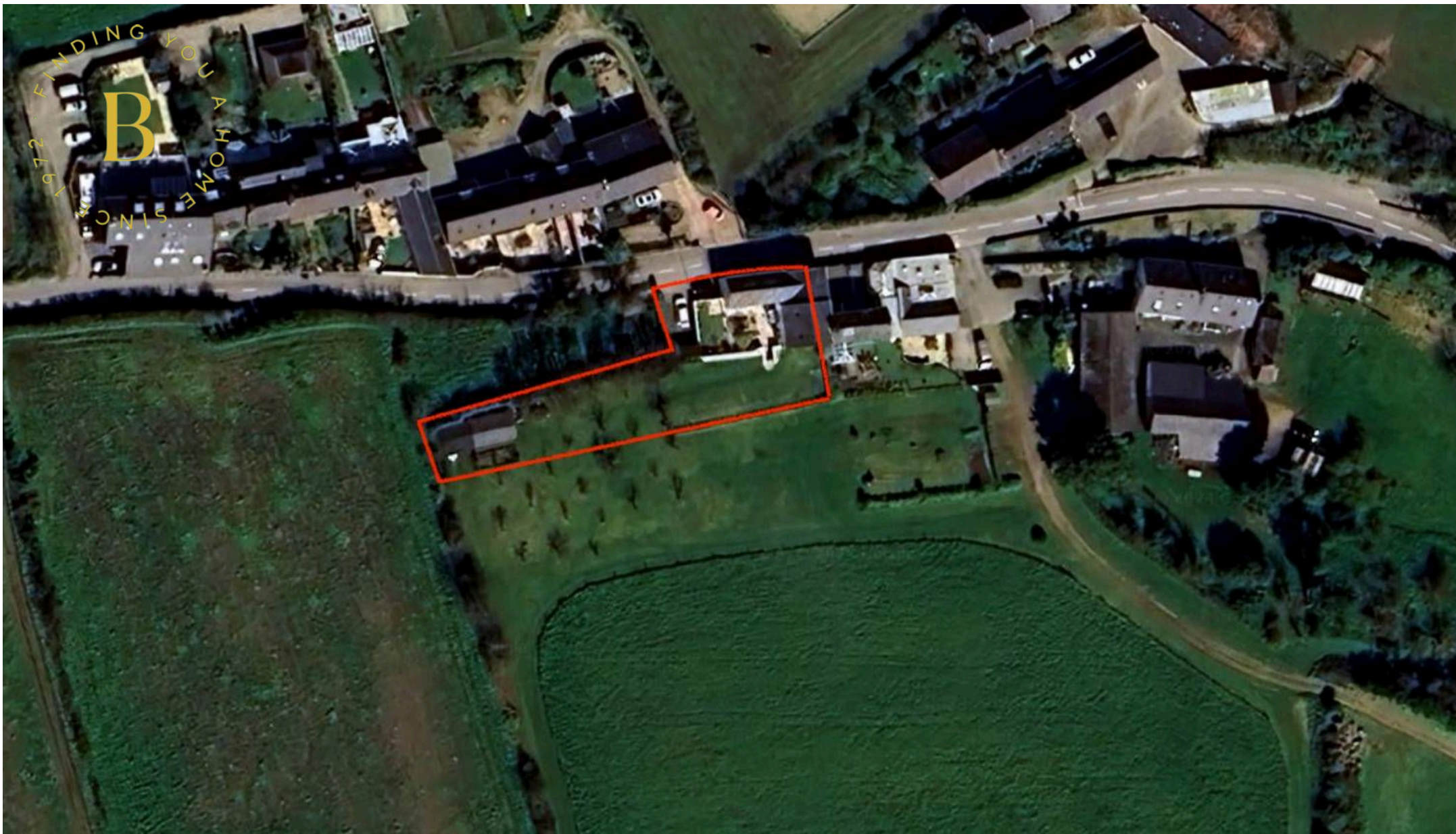
GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.

1ST FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 2500 sq.ft. (232.3 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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