



3 Les Petits Canons La Grande Route De St. Jean, Trinity
£1,295,000

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3 Les Petits Canons La Grande Route De St. Jean

Trinity, Jersey

- Beautifully renovated granite barn conversion
- Expansive 39 ft open plan kitchen/dining/sitting room
- Private parking for three vehicles plus visitor spaces
- Bike store, bin store, and a pigsty for additional storage
- South facing garden with field views
- Grade 3 Listed
- Available immediately
- Contact Angela Binnie - angela@broadlandsjersey.com / 07829 900010



3 Les Petits Canons La Grande Route De St. Jean

Trinity, Jersey

Nestled in the peaceful countryside of Trinity, this beautifully renovated granite barn conversion forms part of an exclusive farmstead of just four character properties. Expertly refurbished to a high standard, the home offers approximately 1,878 sq ft of spacious and versatile living, blending rustic charm with modern comfort.

The ground floor features a welcoming entrance hall with ample storage, a cloakroom, a utility room, and an impressive 39 ft open plan kitchen/dining/sitting room with doors opening onto a south-facing garden and natural stone terrace—perfect for entertaining or relaxing in the sun. Upstairs, the property offers a well-considered layout, including a luxurious primary suite with rural views, dressing area, and en-suite bathroom, a second en-suite double bedroom, a single bedroom, a house bathroom, and a further top-floor bedroom suite.

The property benefits from Economy E20 heating with underfloor and wall-mounted radiators, mains drains and water, and an electric car charging point. Externally, there is designated parking for three vehicles, visitor parking, a communal bike store, a bin store, and a pigsty for further storage. Grade 3 listed and sold with vacant possession and no onward chain.





Living

The living space spans approximately 1,878 sq ft and has been fully refurbished to a high standard. It includes a 39 ft open plan kitchen, dining, and sitting room with access to the garden, creating a bright and spacious heart of the home. Additional ground floor features include an entrance hall with generous storage, a cloakroom, and a utility room.

Sleeping

Upstairs offers a well-designed layout with a primary suite enjoying rural views, a dressing area, and en-suite bathroom, a second double bedroom with en-suite, a single bedroom, a house bathroom, and a top-floor bedroom suite, all providing flexible and spacious accommodation.

Services

The property is connected to mains drains and water and benefits from Economy E20 electric heating, which includes a combination of underfloor heating and wall-mounted radiators. It also features an electric car charging point.

Parking

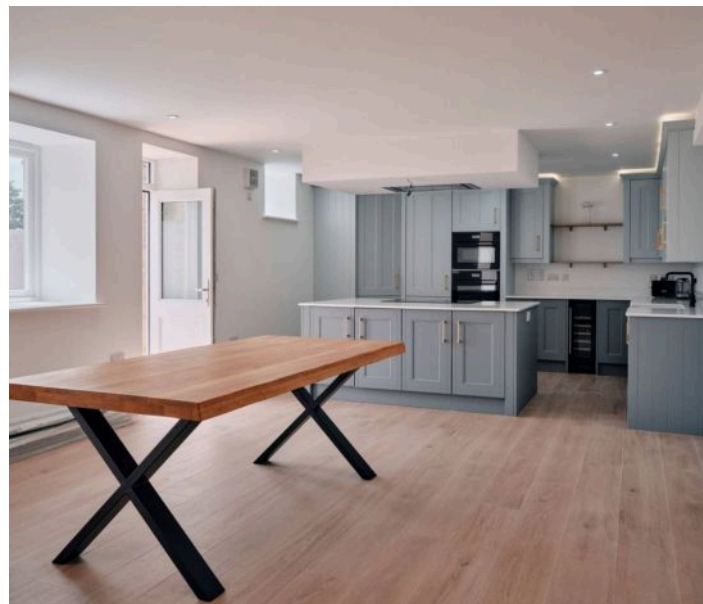
The property includes designated parking for three vehicles, along with visitor parking. It also features an electric car charging point for added convenience.

Additional Information

Additional features include a communal bike store, a communal bin store, and a charming pigsty offering further storage. The property is sold with vacant possession and no onward chain.

Contact Information

Contact Angela Binnie - angela@broadlandsjersey.com or 07829 900010 to book a viewing or for further information.

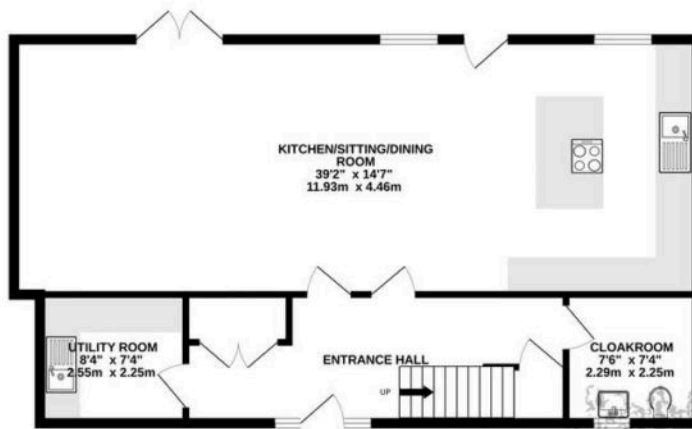








GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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