



Le Catel Kennels, La Rue de la Falaise, Trinity

Asking Price £1,295,000

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Le Catel Kennels, La Rue de la Falaise

Trinity

- Plans approved to renovate a 5 bedroom granite period home and conversion of a substantial granite barn into two houses
- Detached country house
- Refurbishment project
- Substantial detached barn
- Grade 4 listed property
- Sought after country location
- Sole agent
- Contact Roger on 07797711194 / roger@broadlandsjersey.com



Le Catel Kennels, La Rue de la Falaise

Trinity

Situated in the northern Parish of Trinity, this traditional granite farmhouse is in a private, tranquil location, with easy access to the north coast cliff paths and relatively simple access to St Helier south via Victoria Village. Close by there are various village amenities and at the heart is the Trinity Arms Pub.

The two buildings are in a courtyard setting, dating back initially to C17 and with the main two storey detached house which has an array of attractive features including quoined window surrounds, a marriage stone '17 IDG ILP 44', and chimney with thatch stones. The separate two storey granite barn building is also a Grade 3 listing (TR0147) covered with a slate roof and a pierre perdu render.

With plans already approved (P/2023/0556), it offers the opportunity to create a stunning main house which features five bedrooms, three bathrooms and three reception rooms, approx. 2594 sqft providing ample living space and also with a 5,220sqft private garden. Additionally, the detached granite barn is approved for conversion to two granite dwellings comprising four bedrooms, three bathrooms, providing approx. 2,012sqft, with a private garden and three bedrooms, two bathrooms providing approx. 1,646sqft with a private garden. Ample onsite parking.





House 1

Ground floor - Entrance hall, lounge, dining room, kitchen, utility room, play room, WC. First floor - Double bedroom, double bedroom with en suite shower room, double bedroom, house bathroom, roof storage Second floor - Double bedroom, double bedroom, house bathroom, roof storage Exterior - 2 car parking spaces with electric charging points, bike store, and 5,220 sqft private south facing garden.

House 2

Ground floor - Entrance hall, WC, living/dining room, kitchen First floor - Double bedroom with en suite shower room, double bedroom with en suite shower room, double bedroom, house bathroom Second floor - Double bedroom, shower room Exterior - Carport with store, car parking space, bike store and 1,994 sqft private garden

House 3

Ground floor - Entrance hall, WC, living/dining room/kitchen, utility room First floor - Double bedroom with en suite shower room, double bedroom, house bathroom Second floor - Double bedroom with en suite shower room Exterior - Carport with store, car parking space, bike store and 700sqft private garden

Services

All mains with new drain tight tanks (no gas).

Planning Information

Planning consent: P/2023/0556 - Renovation of dwelling including loft conversion, replacement fenestration and extinguish one vehicular access. Conversion of vacant outbuilding to form 2 No. Residential units including replacement fenestration and formation of gardens. More information and/or plans can be provided on application.





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