



Champ Clairs Cottage, Rue Des Canons, Trinity
£1,450,000

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Champ Clairs Cottage, Rue Des Canons

Trinity, Jersey

With rondels farm shop on your right go straight over the crossroads and drive to the end of the lane take a slight left turn and then turn right into Rue des Canons and follow the lane for about 500 metres and the property is down a lane on the right handside.

- Delightful detached country granite cottage packed with original features.
- 3 bedrooms and 2 bathrooms
- Superb new contemporary fitted kitchen with vaulted ceiling
- In walk-in condition with a new kitchen and flooring finishes
- On drive parking for 4/5 cars
- Superb oak framed pergola entertainment space
- Maintenance free south facing gardens
- Situated in the country lanes of Trinity and surrounded by country walks
- Sole Agent
- Call Tony on 07797726677 or tony@broadlandsjersey.com to arrange an early viewing



Champ Clairs Cottage, Rue Des Canons

Trinity, Jersey

A charming 3-bedroom detached granite cottage set in the peaceful lanes of Trinity. Full of character, the home combines original features with modern updates, including a stylish new kitchen with vaulted ceiling and fresh flooring. There are 3 bedrooms and 2 bathrooms, offering comfortable space for family living.

The south-facing garden is designed for low maintenance, with Easigrass lawns and ambient lighting. An oak-framed gazebo with AV supply creates the perfect spot for outdoor entertaining, while two powered outbuildings add extra versatility. Parking is easy, with space for 4-5 cars on a resin driveway.

The property is in walk-in condition, with approved plans in place for a double garage and loft conversion, giving further potential. A unique country home blending character and convenience in a quiet yet accessible location.

To seize the opportunity to make this wonderful property yours, reach out to our Sole Agent, Tony, on 07797726677 or tony@broadlandsjersey.com for an early viewing.





Living

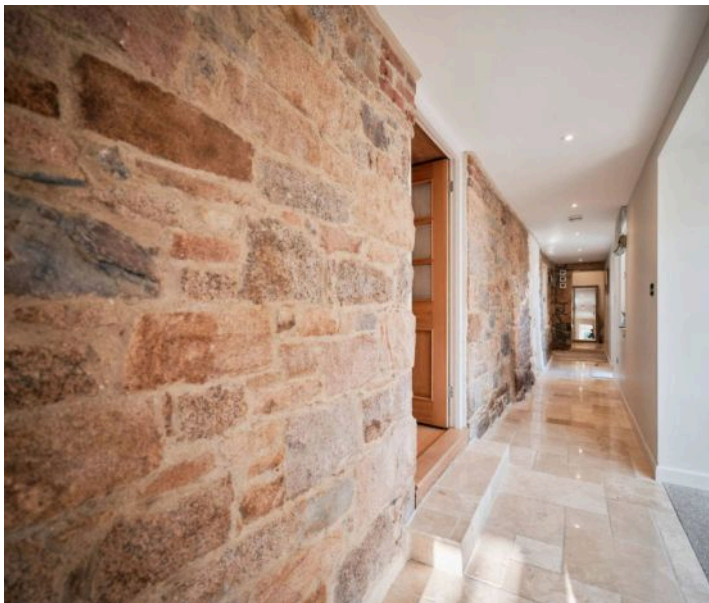
Superb new contemporary fitted kitchen with vaulted ceiling and built-in breakfast bar. Large open plan lounge diner with views over the garden and glazed atrium above. Delightful family room/snug with feature fireplace and woodburner. Mezzanine office/study that could also be a child's bedroom.

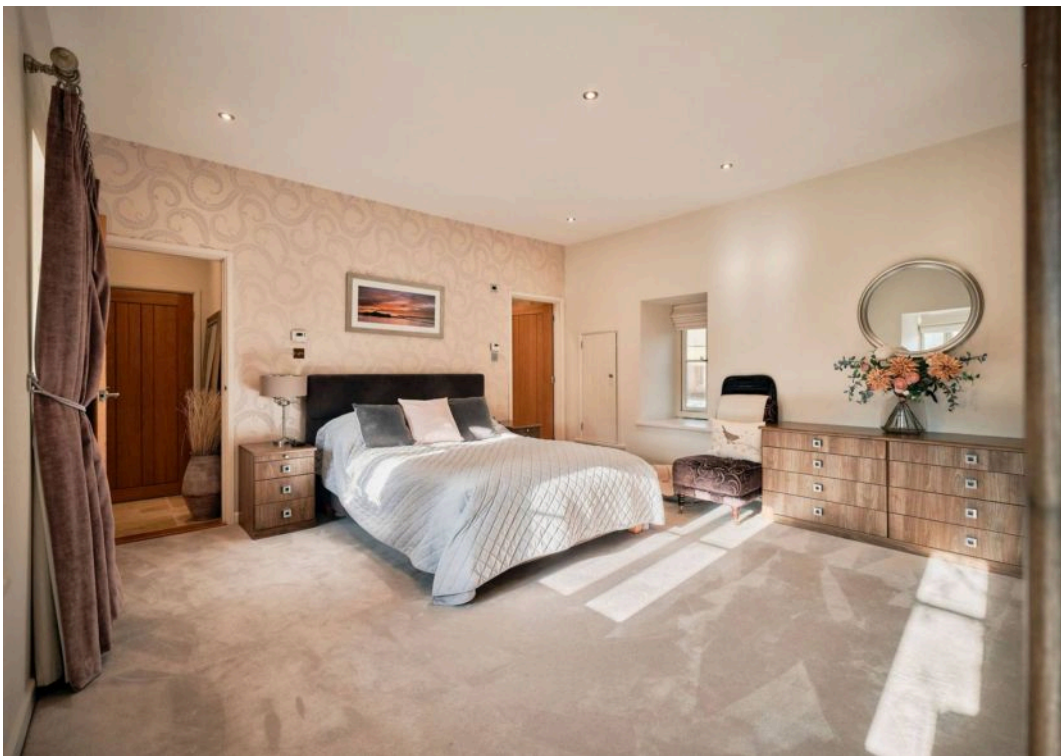
Sleeping

3 Double bedrooms. Principal bedroom with en suite bathroom. House bathroom with bath and walk-in shower. House WC.

Services

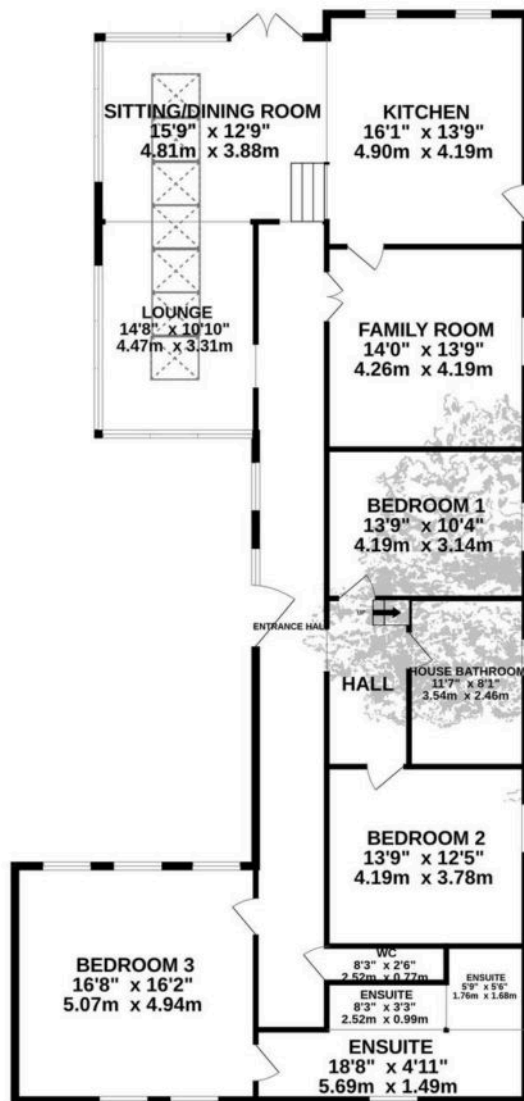
OFCH. Wet underfloor heating. Mains water. Septic tank/soakaway. Cat5 wiring that allows excellent wi-fi through the house. SONOS cabling. Plans previously submitted for loft conversion with dormer windows to create bedroom suite and double garage.







GROUND FLOOR
1960 sq.ft. (182.1 sq.m.) approx.



1ST FLOOR
181 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 2141 sq.ft. (198.9 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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