



Champs Clairs Cottage, Rue Des Canons, Trinity
£1,595,000

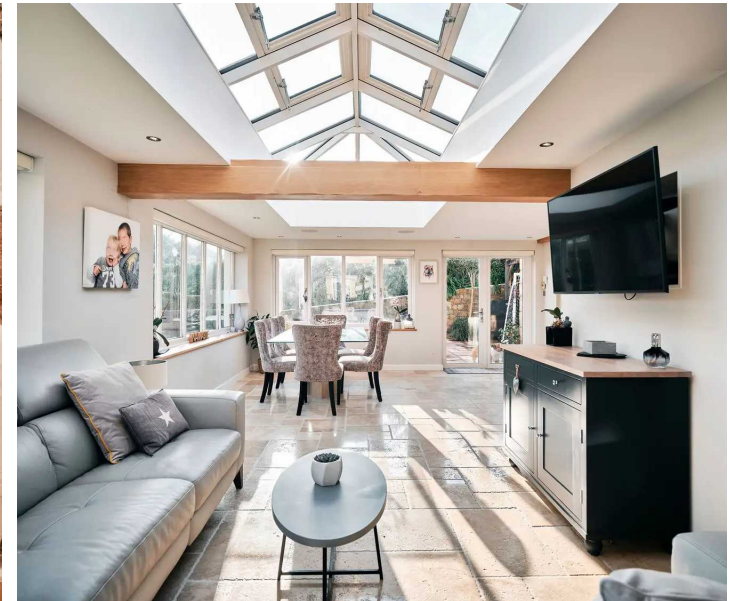
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Champs Clairs Cottage, Rue Des Canons

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
- Finished to the highest standard and in walk-in condition
- 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.
- Call Tony on 07797726677 or tony@broadlandsjersey.com to arrange an early viewing



Champs Clairs Cottage, Rue Des Canons

Trinity, Jersey

Briefly comprising of 3 double bedrooms with the principal bedroom having an en suite bathroom, an open plan country kitchen with vaulted ceiling set above the open plan lounge/diner which overlooks the gardens, a stunning snug/tv room packed with original features including a woodburner. The gardens are south facing for all day sun and are maintenance free with easi-grass and patio area's and finished off with a large oak framed entertainment area. The property has been beautifully modernised by it's current owners and is in walk-in condition, only a 10 minute drive from town and close to local farm shops just a short walk away. Contact Tony on 07797726677 or tony@broadlandsjersey.com to arrange an early viewing.





Living

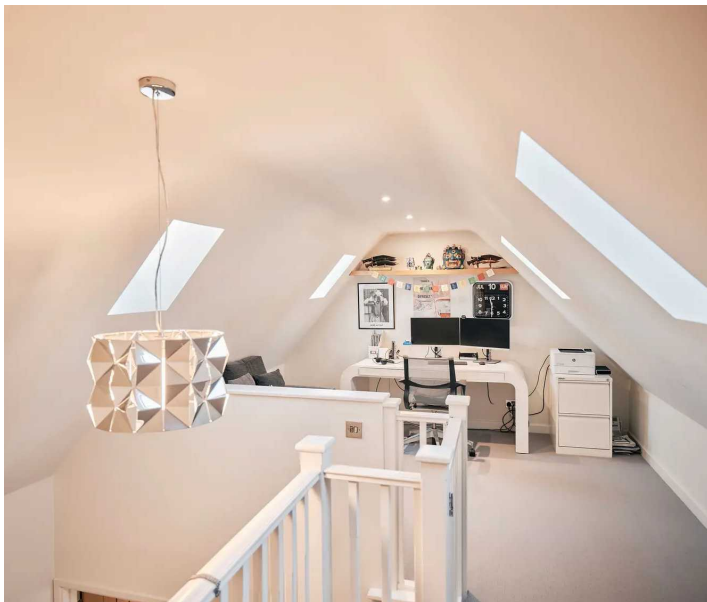
Superb open plan country kitchen with vaulted ceiling and built-in breakfast bar. Large open plan lounge diner with views over the garden and glazed atrium above. Delightful snug/tv room with feature fireplace and woodburner. Mezzanine office/study that could also be a child's bedroom.

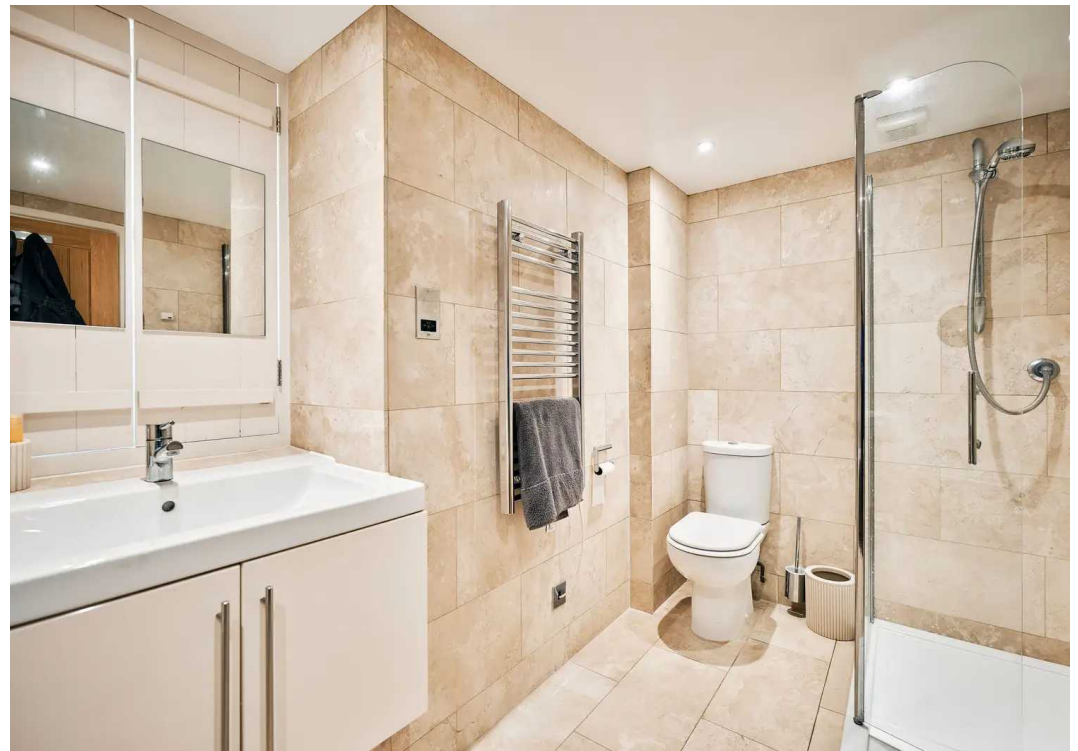
Sleeping

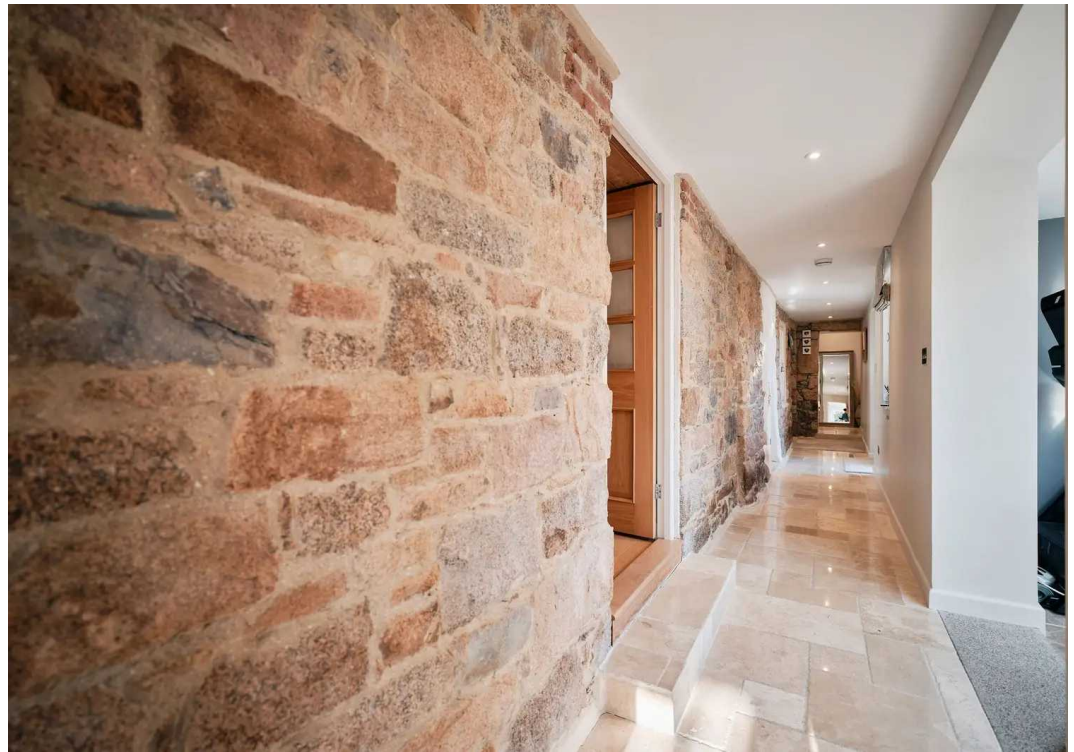
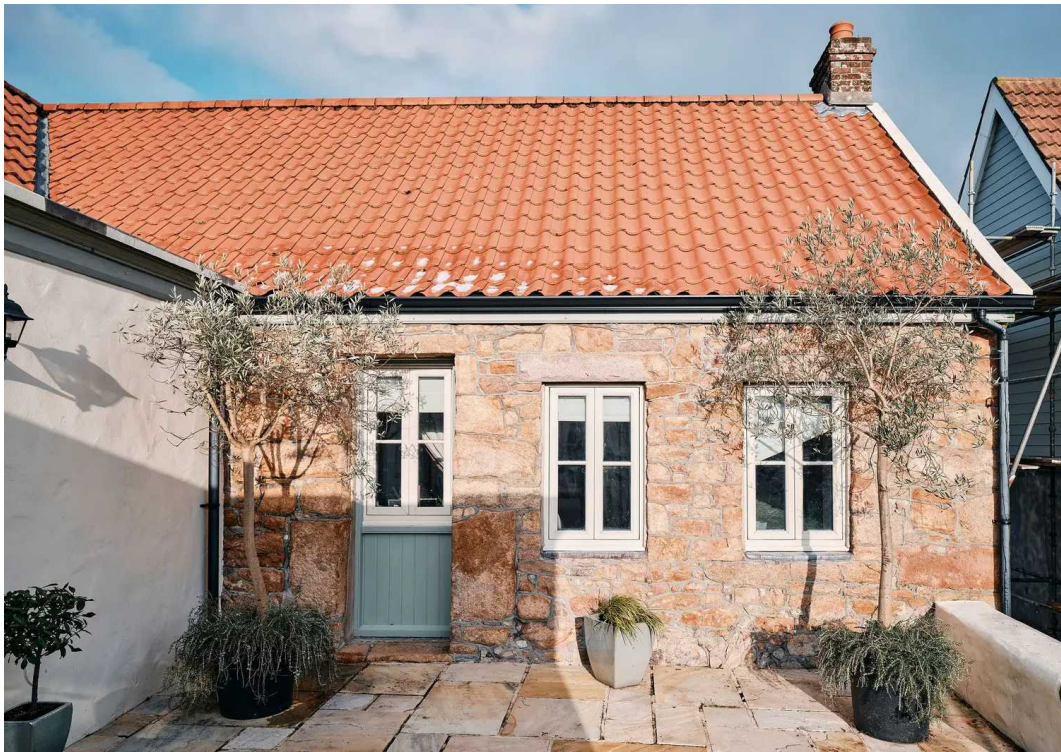
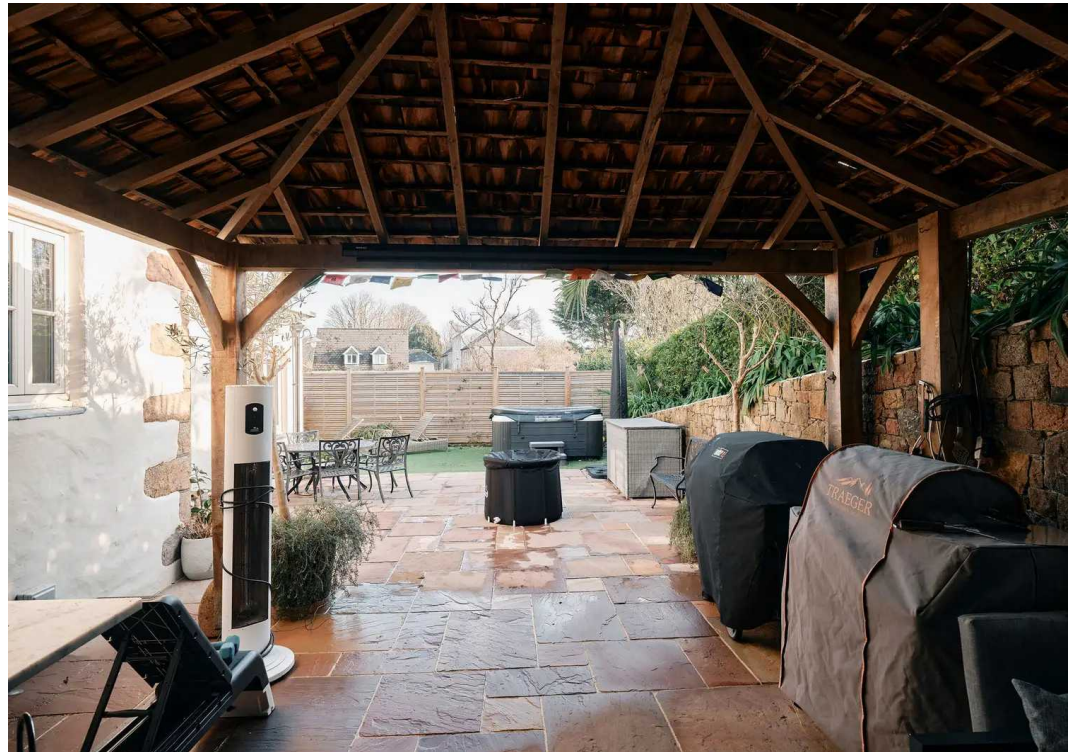
3 Double bedrooms. Principal bedroom with en suite bathroom. House bathroom with bath and walk-in shower. House WC.

Services

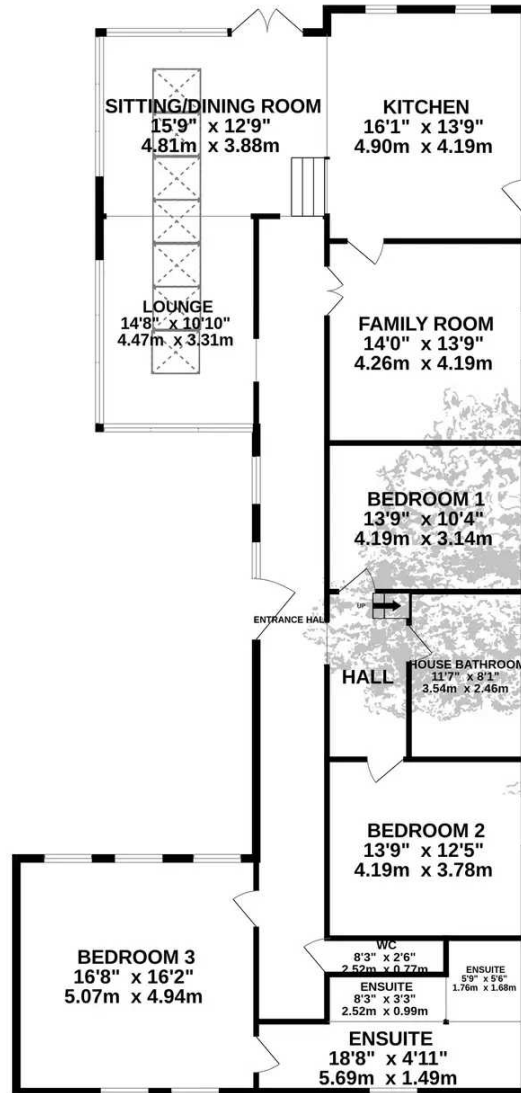
OFCH. (no gas). Wet underfloor heating. Mains water. Septic tank/soakaway.



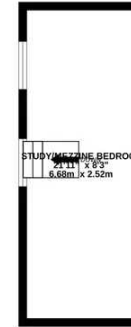




GROUND FLOOR
1960 sq.ft. (182.1 sq.m.) approx.



1ST FLOOR
181 sq.ft. (16.8 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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