



**La Lanterne La Rue Du Tas De Geon, Trinity**  
Asking £849,000

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# La Lanterne, La Rue Du Tas De Geon, Trinity

- Tranquil granite cottage
- Recently upgraded
- Living room with picture window and feature granite fireplace
- Spacious Paul Haslam eat-in kitchen
- Two double bedrooms both ensuite
- Versatile third room can be used as an additional bedroom, office or playroom
- Three bath/shower rooms
- Lovely established south facing garden
- Garage
- Close to regular bus route
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com or Andrew 07797 814422 /  
andrew@broadlandsjersey.com





## La Lanterne, La Rue Du Tas De Geon, Trinity

A spacious two bed cottage in rural Trinity with a versatile room ideal for use as a third bedroom, study or playroom.

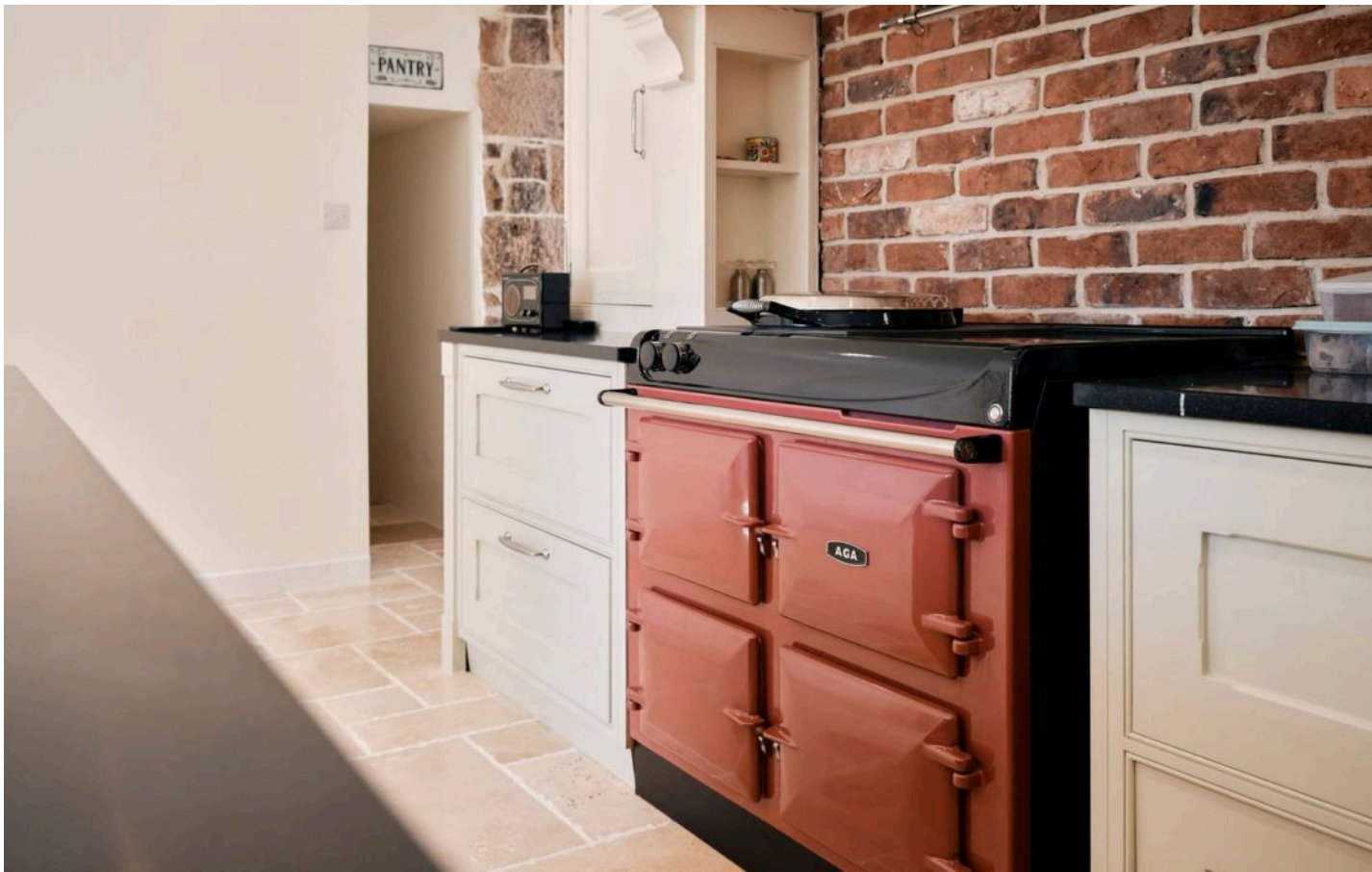
The accommodation comprises entrance hall, living room, kitchen, third bedroom or study and house bathroom on the lower level, plus landing with storage and two bedrooms - both ensuite - upstairs.

Features include a lovely granite fireplace with wood burner, large picture window to the south, and a twenty-foot Paul Haslam eat in kitchen. The property has had several refurbishments in recent years including new windows - providing lots of natural light - updated electrics, and a new Aga.

A stylish mix of character and contemporary living, the property is in walk in condition – ideal for somebody downsizing or moving up from a flat.

A large - but manageable - south facing garden provides a perfect place for relaxing and alfresco dining. The property comes with a good size garage.





### Living

Welcoming entrance hall with doors to living room and kitchen. Stairs to first floor. Spacious living room with original wood flooring, functional fireplace and granite surround. Large picture window over garden. Stylish Paul Haslam kitchen with electric aga. Double Belfast sink and brick splash backs. Space for American style fridge. Centre island providing more cupboard space and breakfast bar. Original fireplace with non functional stove. Plenty of space for a large dining table. Two windows to front. Cottage style door to rear. Doors to bedroom/study/playroom and house bathroom.

### Sleeping

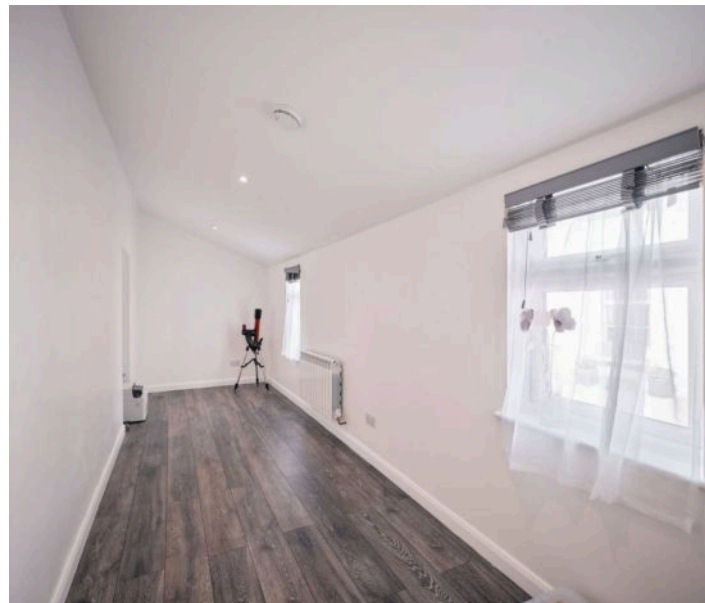
Two double bedrooms both with ensuite shower rooms. Large windows over garden providing plenty of natural light.

### Outside

Established south facing garden mainly laid to lawn and bordered by various trees and shrubs. Good size garage with storage space in the roof. Plenty of space to park in the road outside.

### Services

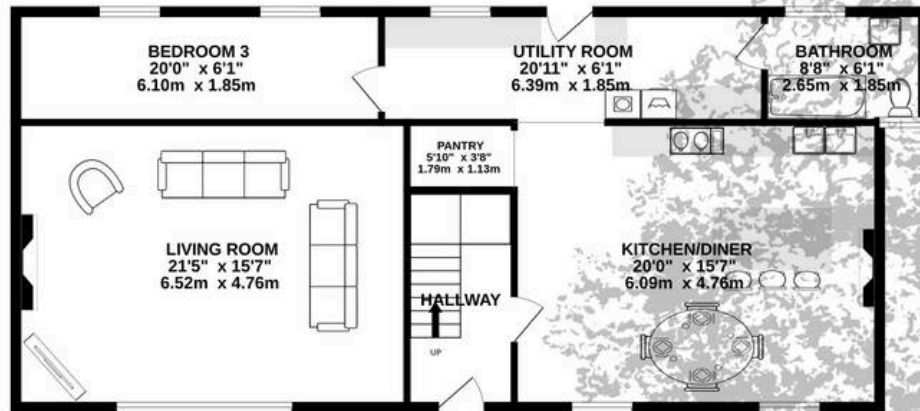
All mains excluding mains gas. Wired for fibre & satellite.



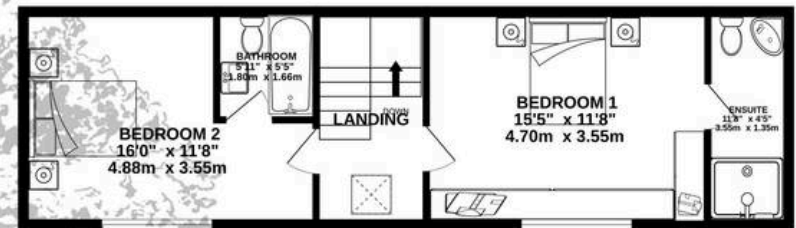




**GROUND FLOOR**  
1030 sq.ft. (95.7 sq.m.) approx.



**1ST FLOOR**  
488 sq.ft. (45.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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

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