

INTRODUCING
Le Catel Farm, La Route Des Cotes Du Nord, Trinity, JE3 5BJ



Connecting People & Property Perfectly.

A HIGHLY DESIRABLE TRADITIONAL COUNTRY HOME IN A MOST SOUGHT-AFTER LOCATION

Set closely adjacent to the North Coast above Rozel Bay, within the sought-after rural Parish of Trinity, this classical traditional granite farmhouse complex, provides an outstandingly attractive and most appealing country home. The principal residence is a most substantially built structure, with adjoining ranges of original farm outbuildings. Additionally, there is a delightful detached 'cottage' residence, and extensive horse stabling facilities.

Currently all in equine usage, there are some 15 vergees (estimated) of land and the property has direct access to a public track, leading to White Rock and onto the beautiful cliffpath network. Easily managed garden and large yard area plus stable yard.

The property has been the subject of much improvement and refurbishment/modernisation over recent years, whilst still offering considerable further overall potential.

- **Beautiful traditional granite farmhouse complex**
- **Sought-after North coast location near Rozel**
- **Excellent family accommodation**
- **Huge further potential**
- **Charming detached guest cottage**
- **Equine facilities**

Price £3,250,000 Qualified | Freehold



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4



2



20

PROPERTY ID: 2243

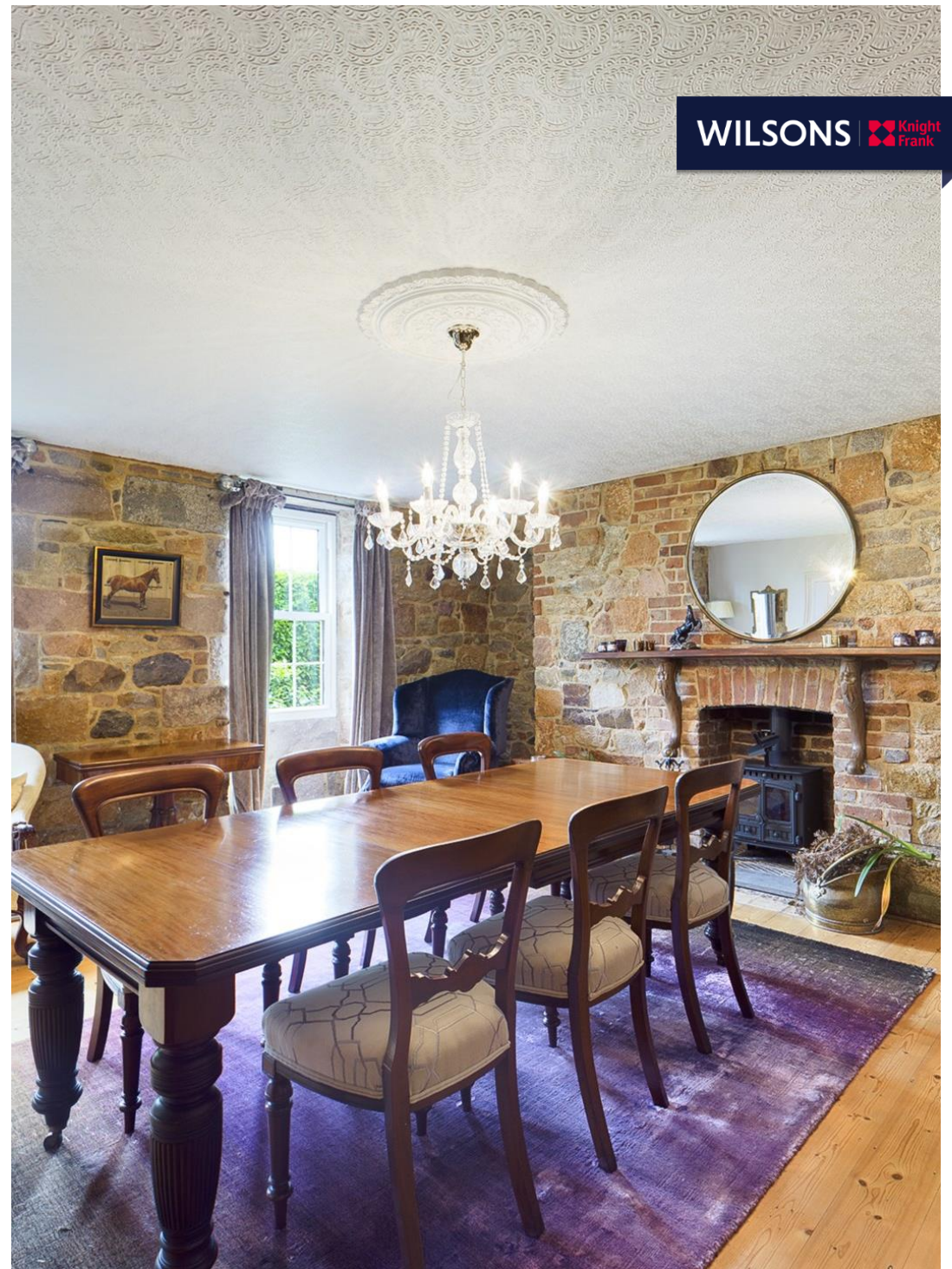


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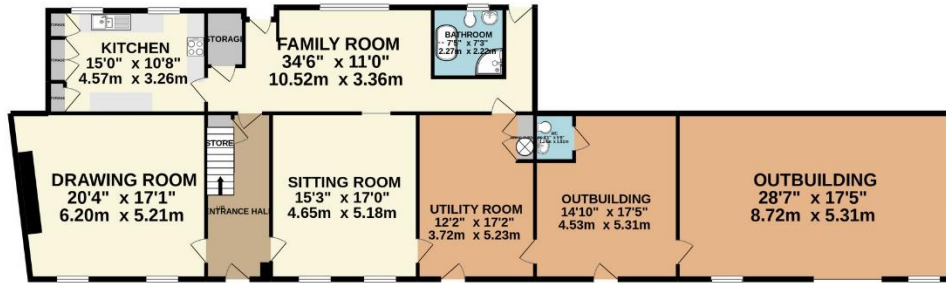




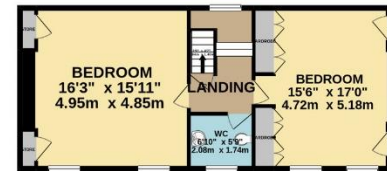




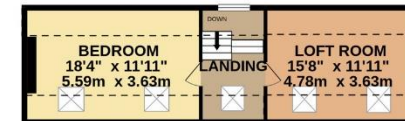
GROUND FLOOR
2207 sq.ft. (205.1 sq.m.) approx.



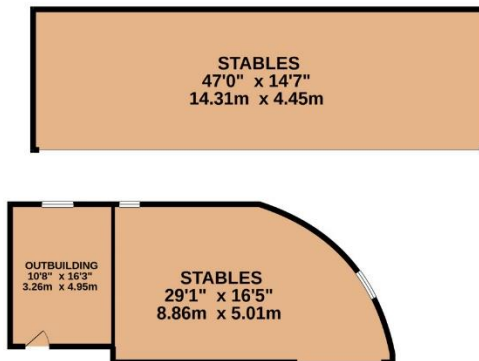
1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



3RD FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



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TOTAL FLOOR AREA : 4590 sq.ft. (426.5 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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ANTI MONEY LAUNDERING

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VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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