

INTRODUCING
La Muche-Tout, La Rue De La Falaise, Trinity, JE3 5BD



Connecting People & Property Perfectly.

Perfect blend of character with modern - a true masterpiece of architectural design, just totally redeveloped to a most exceptional standard. Located above the serene Bouley Bay, this property boasts breathtaking views (both rural and partial sea views to France), ensuring the ultimate in tranquil and peaceful living.

The location is simply unbeatable, with easy access to beautiful cliff paths and quiet lane walks, allowing you to fully immerse yourself in nature.

Finished to an extremely high specification, the property comprised a beautifully designed eat-in kitchen, complete with top-of-the-line appliances and finishes. The adjacent utility room provides ample storage and practicality for day-to-day living. The downstairs bedroom and bathroom offer privacy and comfort, ideal for guests or family.

Upstairs, the stunning sitting room boasts vaulted ceilings, creating a spacious and airy feel. The large balcony offers a perfect spot to take in the stunning views over the fields to the sea, making it a perfect place to unwind and relax. The second (principal) double bedroom upstairs, is elegantly designed and has a luxury en-suite bathroom.

The low maintenance garden is thoughtfully designed with both patio and lawn areas, allowing you to enjoy the outdoors while taking in the stunning surroundings. The delightful orchard (approx. 1 verge) is a wonderful addition to the garden and ensures a high level of protection.

This property offers the perfect balance between modern luxury and charm, ensuring that you can enjoy the best of both worlds.

- **Masterpiece of architectural design**
- **Directly adjacent access to beautiful cliff paths and quiet lane walks**
- **High standard kitchen, stunning sitting room**
- **2 Bedrooms, 2 bathrooms**
- **Low maintenance garden with patio & orchard**
- **Beautiful coastal and rural views**

Price £2,150,000 Qualified | Freehold



1



2



2



2











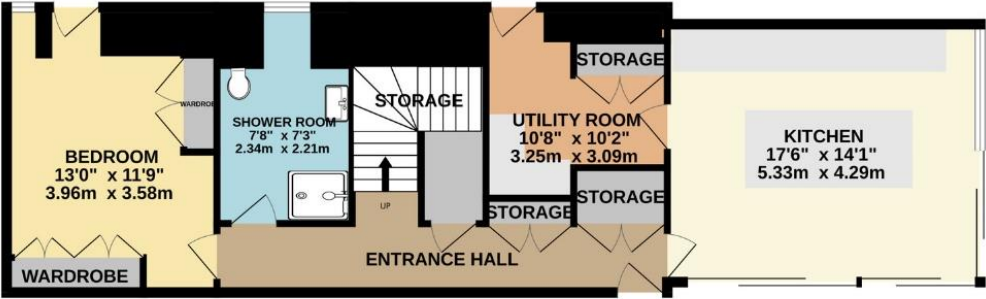




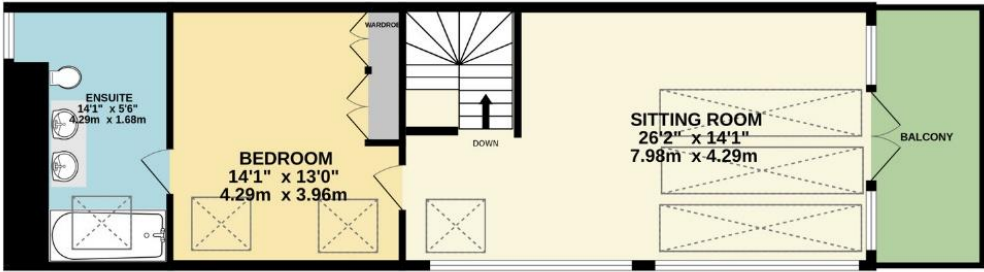




GROUND FLOOR



1ST FLOOR



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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SERVICES

Mains drains
Mains water
Underfloor electric heating

DIRECTIONS

Heading West along La Profonde Rue, pass Jersey Zoo, follow the road round the left bend, then take the next right into Rue de la Falaise, pass the cross roads and La Muche-Tout is the second house on the left.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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