

INTRODUCING  
Les Cateaux, La Rue Des Catieaux, Trinity, JE3 5HB



Connecting People & Property Perfectly.

Extremely rare opportunity to acquire a Jersey country farm house without housing qualifications. Exempt from the usual housing qualifications, allowing non-residents of Jersey to purchase & occupy, Les Cateaux is an enchanting family home full of charm and character. Located down an idyllic lane in Trinity, the fantastic position offers peace and quiet, yet only a short stroll to the local eatery and village shops. The house with unique historic features comprises entrance hall, drawing room, kitchen/breakfast room, dining room, snug, large office and orangery on the ground floor. There are three double bedrooms with en-suite bathrooms on the first floor and two further double bedrooms and house bathroom on the second floor. Furthermore, this private estate includes a separate detached studio cottage and a ninety-foot barn, for which plans have previously been approved for three additional dwellings. Outside, an alluring enclosed courtyard graces the property, complete with a swimming pool and a delightful pool house. The mature manicured gardens at the front of the property, along with a generous lawn, offer an ideal outdoor space for entertaining. Ample driveway parking and a secondary driveway leading to the barn provide convenient access.

- **REGISTERED PROPERTY**
- **Enchanting family home**
- **Idyllic lane in Trinity**
- **5 Bedroom house**
- **Ninety-foot barn, with potential to develop**
- **Swimming pool with pool house & generous lawn**

**Price £4,650,000** | Registered | Share Transfer



PROPERTY ID: 3184





















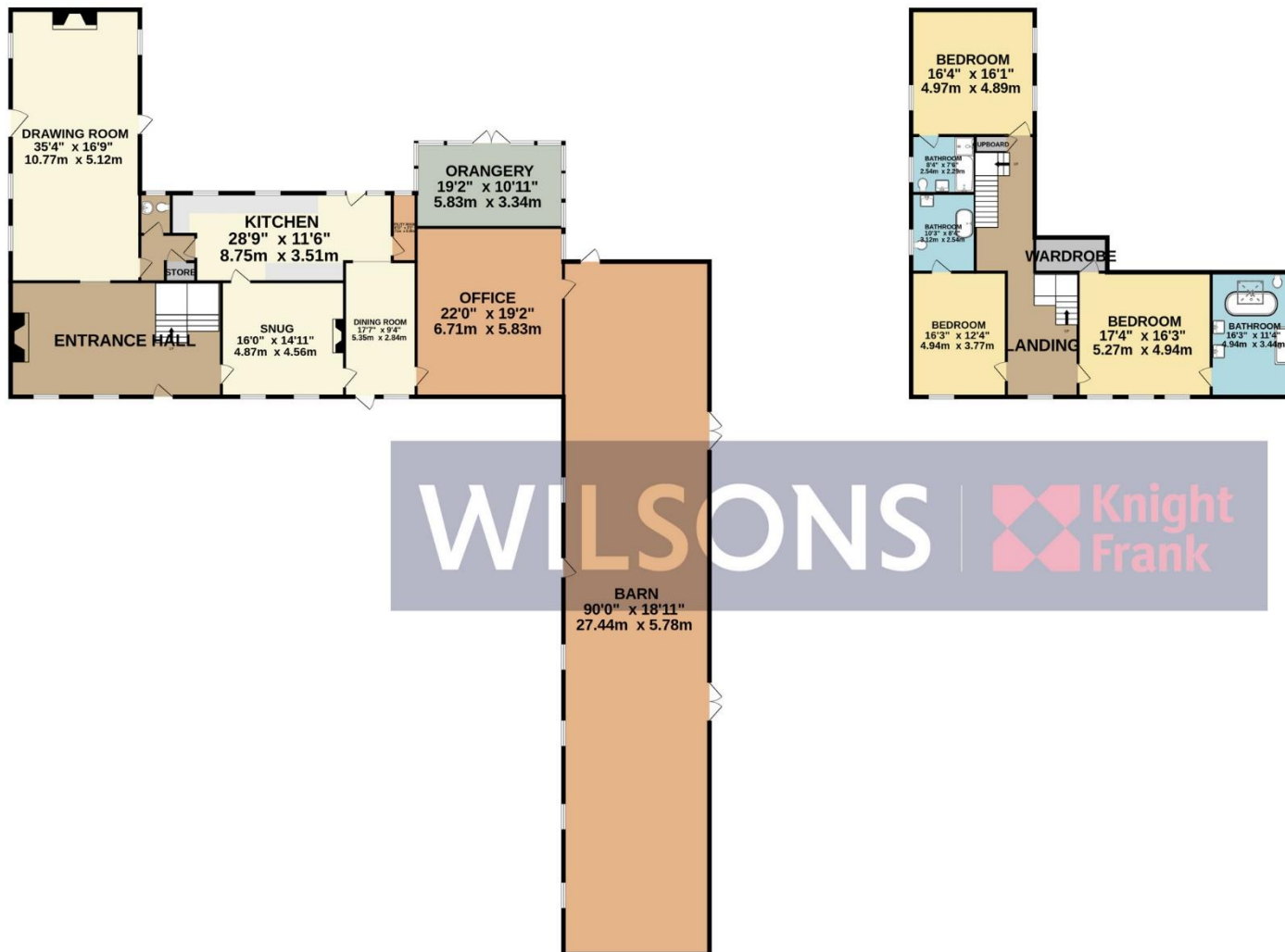




GROUND FLOOR  
4252 sq.ft. (395.1 sq.m.) approx.

1ST FLOOR  
1405 sq.ft. (130.5 sq.m.) approx.

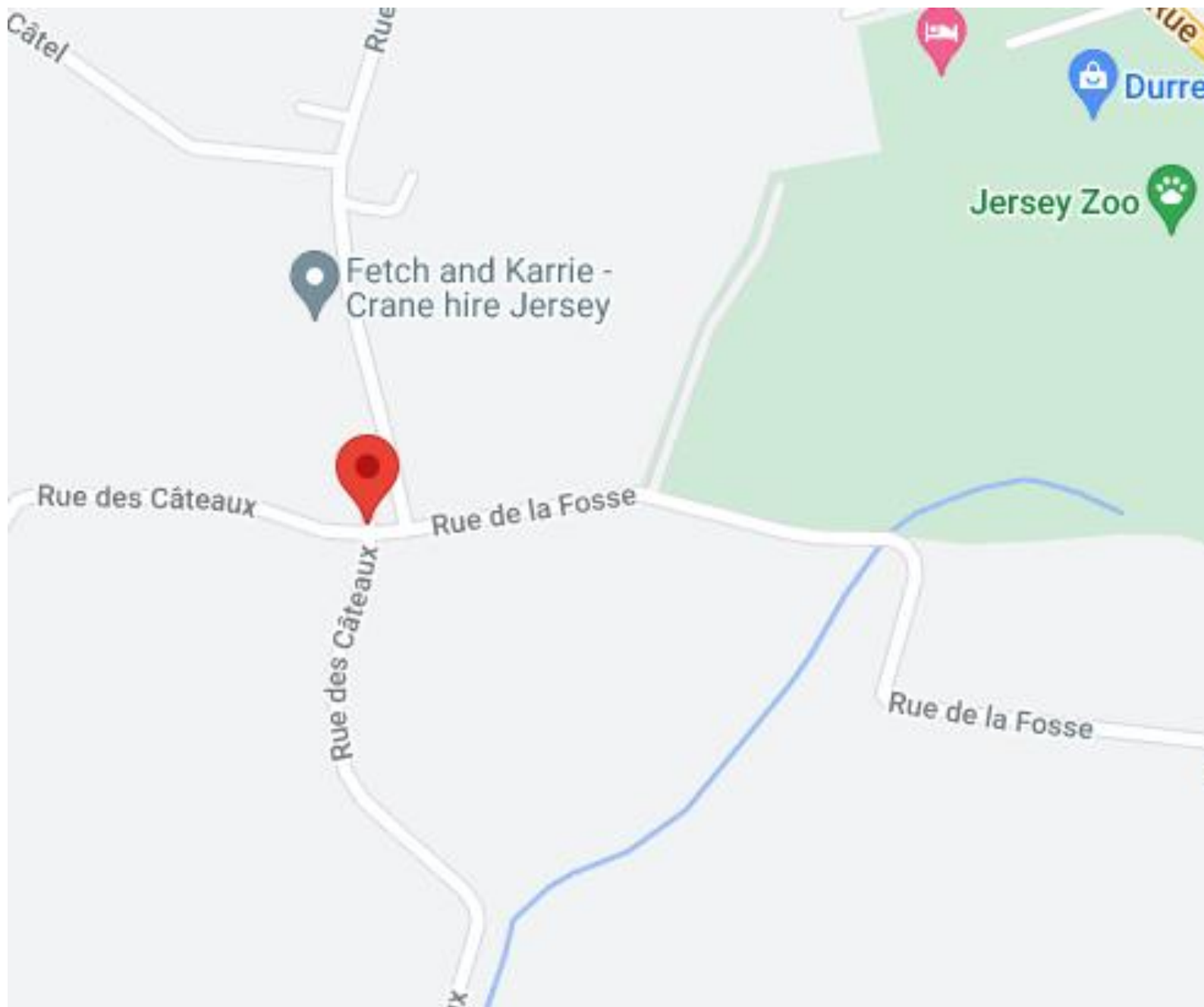
2ND FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 6631 sq.ft. (616.1 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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## SERVICES

Mains drains (pumped to main road)  
Bore hole water  
Oil fired central heating  
Pool heated by oil & solar panel pool cover

## DIRECTIONS

Pass Trinity Village Stores, heading East along La Profonde Rue, take the second right into Rue de la Falaise, follow the road the end, take a right and Les Cateaux is the first driveway on your right (the property makes the corner).

## 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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