

INTRODUCING
Le Rocher, La Rue Du Mont Pellier, Trinity, JE3 5JL



Connecting People & Property Perfectly.

Situated in the serene rural surroundings of Trinity, this exquisite four bedroom family home seamlessly combines modern construction with character. Built in 2017, the property retains a couple of the charming external walls, offering a timeless appeal. Conveniently located next to the parish primary school and within walking distance of the Trinity Arms and a local convenience store, this home is perfect for family living. A nearby country walk footpath offers the perfect opportunity for leisurely strolls and enjoying the natural beauty of the area.

The home comprises a welcoming entrance hall, a modern family kitchen/diner with a wood burner and a generous-sized sitting room includes a fireplace with space to add a wood burner. Additionally, there is a large playroom that could be used as a fourth bedroom, a shower room, and a utility room on the ground floor. The first floor boasts a large landing currently used as a home office, a master bedroom with a dressing area and an en-suite bathroom, two further double bedrooms, and a house bathroom. The versatile layout, including a potential bedroom downstairs, makes this home ideal for multi-generational living, if required. Externally, the garden features a patio and lawn area, along with cotil land. There is a double garage with space for a workshop and parking for up to five cars. Additionally, the property includes a basement, providing further storage space.

This charming home offers the best of both worlds—modern amenities and traditional character in a beautiful rural setting.

- **Serene rural surroundings**
- **Modern construction charm**
- **Spacious family kitchen**
- **Four bedrooms, three bathrooms**
- **Convenient school access**
- **Double garage workshop**

Price £1,850,000 | Qualified | Freehold



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PROPERTY ID: 3296



















WILSONS Knight Frank

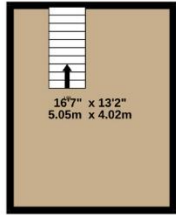




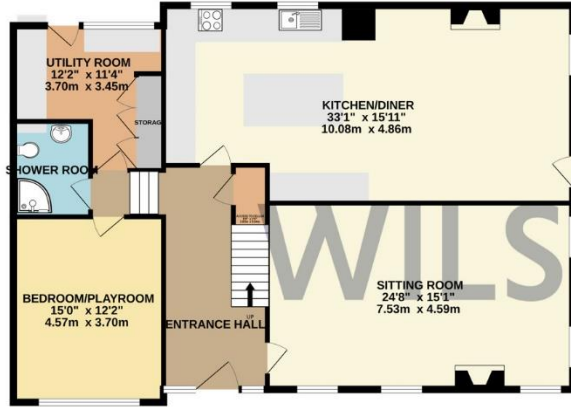




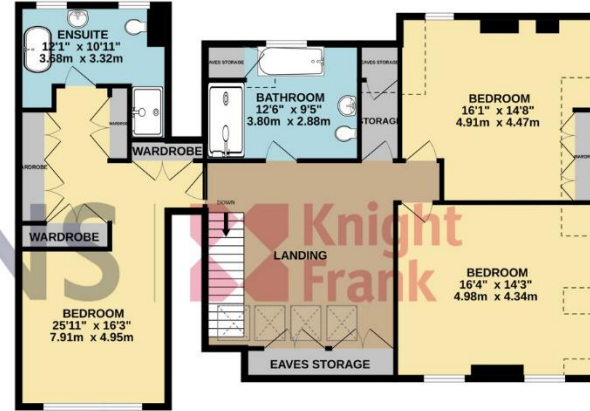
BASEMENT
219 sq.ft. (20.3 sq.m.) approx.



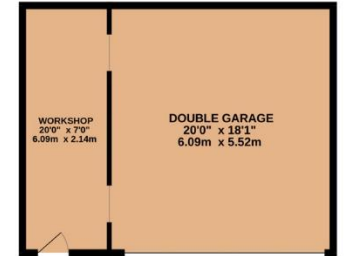
GROUND FLOOR
1375 sq.ft. (127.7 sq.m.) approx.



1ST FLOOR
1285 sq.ft. (118.4 sq.m.) approx.

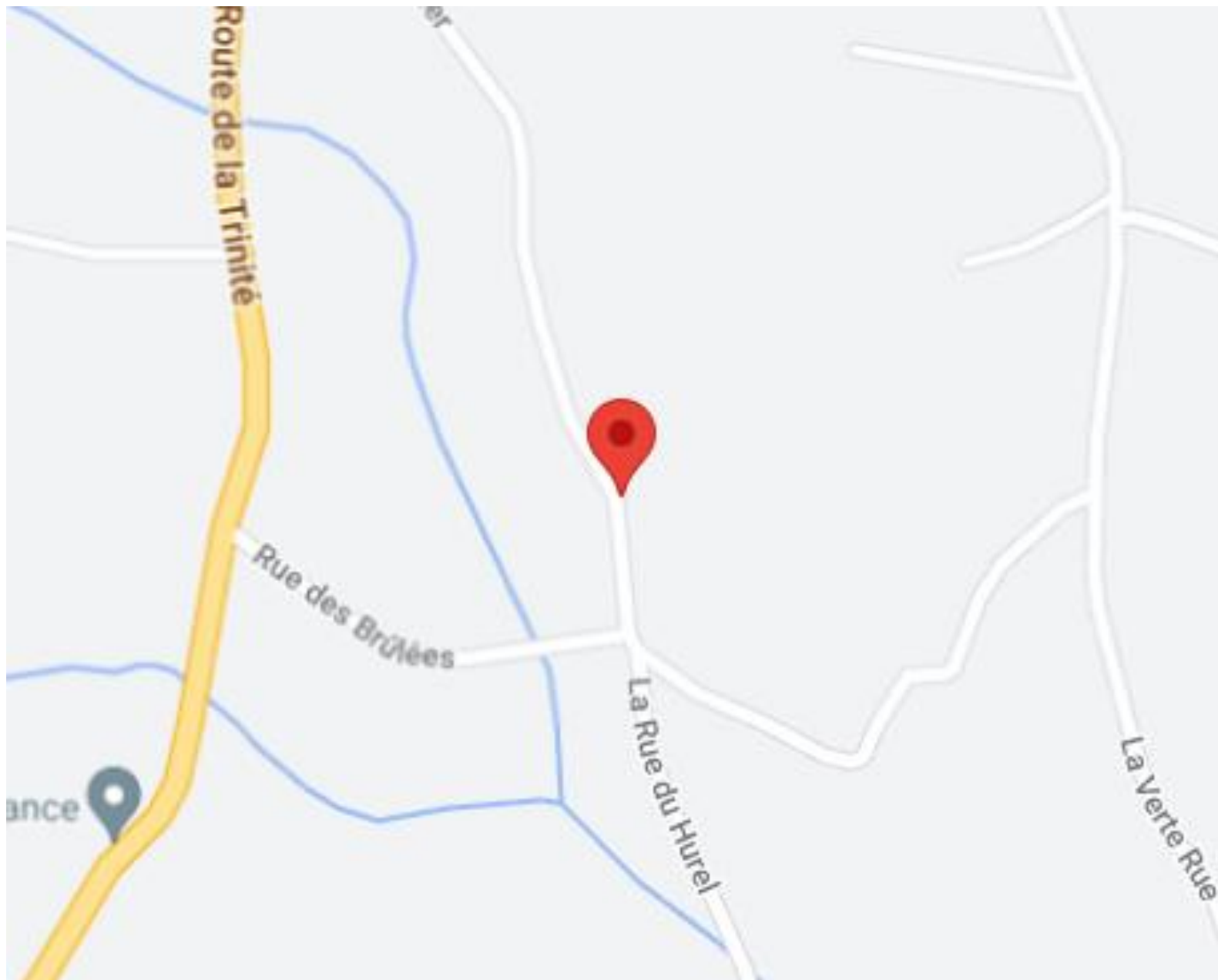


GARAGE
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 3380 sq.ft. (314.0 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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SERVICES

Electric Supply Type: Mains Supply,
Gas Supply Type: None, Water Supply
Type: Mains Supply, Sewerage Supply
Type: None, Telephone Supply Type:
None, Broadband Supply Type: None

DIRECTIONS

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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