

INTRODUCING

The Nest, 1 The Lindens, La Rue Du Poivre, St John, JE3 4FS



Connecting People & Property Perfectly.

Located among similar character granite properties in the peaceful 'Lindens' development, this delightful end of terrace cottage enjoys complete privacy and boasts an extensive, beautifully maintained garden.

The home is traditionally laid out over two floors, featuring an open plan living area and a modern kitchen/diner with bi fold doors that open seamlessly into the garden, creating a wonderful indoor/outdoor living experience. Character features include exposed granite walls and a cosy living room with a wood burning stove. The ground floor also offers a welcoming entrance porch, cloakroom, and a versatile study or fourth bedroom.

Upstairs, the first floor provides three double bedrooms and a stylish house bathroom.

Outside, the expansive gardens are a gardeners dream, with mature fruit trees, manicured borders, and plenty of space for children, pets, and entertaining. Benefiting complete privacy and all day sunshine. To the front, there is ample parking for up to six cars, along with a charming timber frame double garaget/storage and a modern chalet style home office.

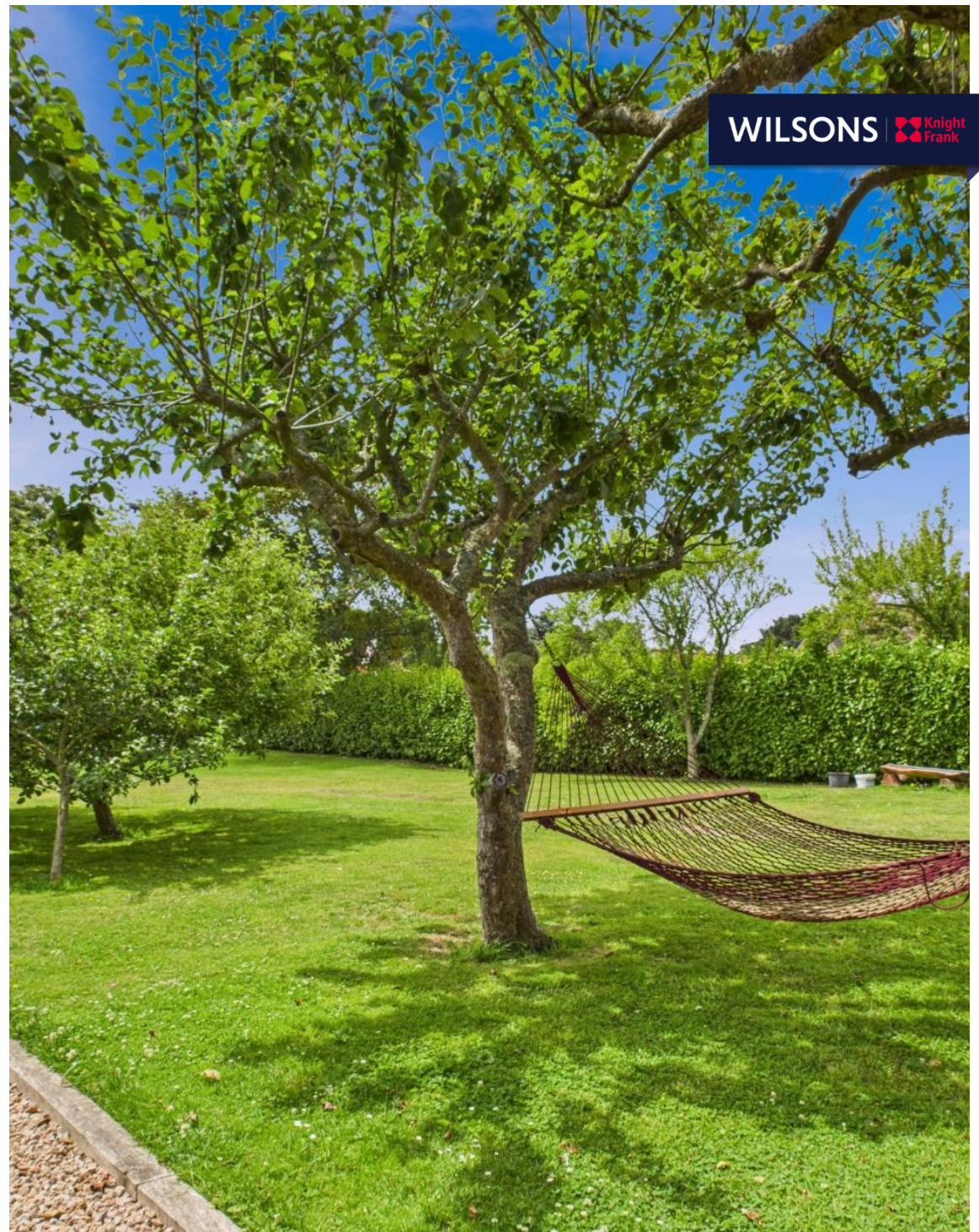
This unique cottage combines rustic charm with modern comforts, all within a tranquil rural setting on the St John/Trinity border, ideally suiting those who love the outdoors, young families or alternatively a downsize for those not yet wishing to give up on outdoor space. A hidden gem that must be viewed to be truly appreciated.

- **Charming rural granite home**
- **Three bedroom/two receptions**
- **Tranquil and private setting**
- **Modern country style kitchen/diner**
- **Extensive gardens and home office**
- **Ample parking and double garage**

Price £1,275,000 Qualified | Freehold



PROPERTY ID: 3669











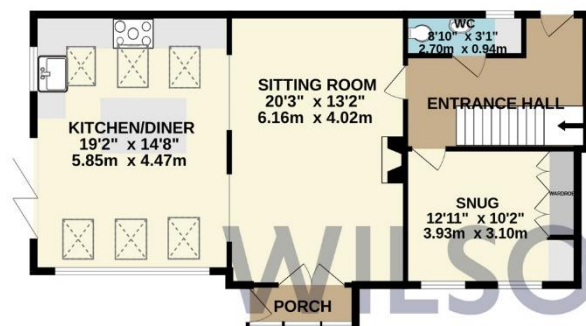




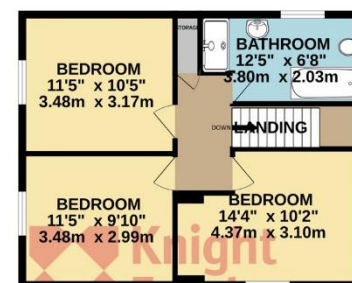




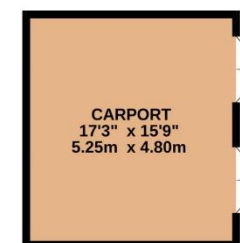
GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



CARPORT
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 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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SERVICES

Mains drains

Mains water

OFCH and wet oil underfloor
(kitchen/diner)

Electric velux windows

Full triple glazing

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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