



# A traditional Jersey granite country estate.

La Rue Des Cateaux, Trinity, Jersey, JE3 5HB

Guide Price: £5,000,000

savills

**Non qualified country estate • Steeped in history and character • Scope to convert the barn for multi-generations • Detached studio cottage • Mature gardens and lawn • Sun trap courtyard with pool and pool house • Approx 6,404 sq ft**

**• 5 bedrooms • 3 bathrooms • 6 reception rooms**

#### **Local Information**

In beautiful rural Trinity on a green lane, perfect for ramblers as it is so close to the north coast walking paths where the scenery is ruggedly beautiful.

Easy access to some of Jersey's prettiest bays where you can enjoy clear blue water and some traditional local inns.

Gorey Village and Harbour with some of the finest restaurants the island has to offer is just a 10 minute drive away.

An easy green lane drive to the schools and colleges on the commute to St Helier shops and businesses.

#### **About this property**

Les Cateaux is a quintessential Jersey country estate that is on the market to purchase without the usual housing restrictions by non qualified persons.

This lovely family home exudes charm and character throughout with a lovely welcoming feel and with enough space for multi generations, guests and staff.

The five bedroom main house possesses unique historic features of original granite inglenook fireplaces, granite door arches, internal wooden shutters and impressive reception rooms with paneling.

Additionally this private estate comprises a separate detached

studio cottage and an undeveloped 90 foot barn that has previously had plans passed for three additional dwellings.

Outside there is a pretty, enclosed courtyard with a swimming pool and pool house.

Mature manicured gardens to the front of the property with a large lawn provide perfect outdoor space for entertaining in the warmer months. The property also benefits from ample driveway parking and a second driveway to the barn.

#### **Tenure**

Share Transfer

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.

Telephone: 01534 722 227.





GROUND FLOOR  
 4003 sq.ft. (371.9 sq.m.) approx.

1ST FLOOR  
 1425 sq.ft. (132.4 sq.m.) approx.

2ND FLOOR  
 975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 6404 sq.ft. (594.9 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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