



A charming 5 bedroom granite property

Augres Farm, La Rue Du Moulin De Bas, Trinity, Jersey, JE3 5HE

Rental Price: £3,950 pcm



A charming granite property in the depths of Trinity • 5 beds, 3 baths, 2 receptions • Tranquil countryside location • Private garden and shared use of large valley garden with pond • Parking for 4 cars

Local Information

Augres Farm benefits from an idyllic rural location and is located off a peaceful unspoilt rural lane in the heart of the Trinity countryside, great for ramblers and dog walkers. It is also close to the north coast walking paths where the scenery is ruggedly beautiful and Bouley Bay is less than a five minute drive.

About this property

1 Augres Farm forms part of a Grade 2 listed historic farm group dating back to c.1400, with a 17th century wing, retaining a rarely found ensemble of early features illustrating the development of medieval and post-medieval Jersey rural houses.

The property has charming features throughout with quirky windows, exposed granite and beams, alcoves and a tourelle staircase to name but a few.

The house offers good living space with a charming sitting room with wood burner, the kitchen is a characterful space for families to enjoy breakfast or casual dining and there is an additional separate dining room for more formal dining and entertaining. Both the lounge and dining room have impressive granite fireplaces.

Also on the ground floor, there is a utility room and a cloakroom.

On the first floor is the master bedroom and en suite shower

room, bedroom 2 with en suite shower room, a single bedroom and a house bathroom.

On the second floor there are two attic bedrooms, with one currently set up as a study.

Outside

The property benefits from a private garden, external store room, shared extensive valley garden with large pond, bordered by trees, and has parking for 4 cars.

The house would suit a family or a professional couple who would appreciate the fabulous outside space the property benefits from and the historic/character which the property has to offer.

Services

Oil fired central heating. All mains services (except gas).

Restrictions

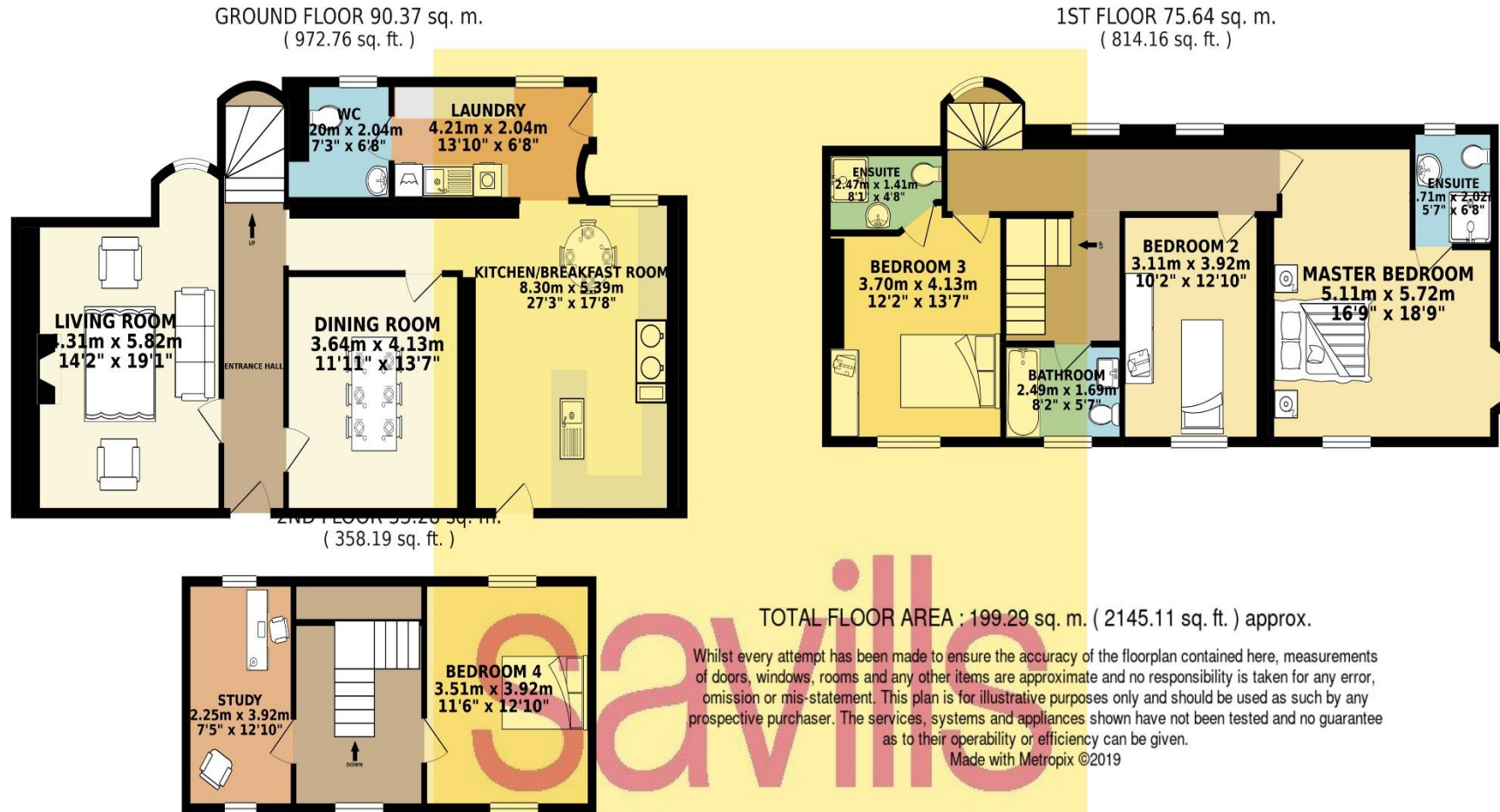
Available on a 2 year renewable lease at £4,250 per month. £6,000 deposit required to secure. Children and pets welcome. Not suitable for smokers or sharers. Can be part furnished or unfurnished.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.
Telephone: +44 (0) 1534 722 227.







Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20190916SARK