





# No 3 Les Petits Canons

La Grande Route De St. Jean  
Trinity  
Jersey  
JE3 5FN

£1,295,000

FC074

**\*\*LAST REMAINING HOUSE IN THE DEVELOPMENT\*\***

**FREEHOLD** - This charming 4 bedroom 4 bathroom barn conversion has been completely renovated throughout and now offers the new owner a fabulous four bedroom home.

The property is located in Trinity yet only 10 minutes away from the town centre. Located on an excellent bus route and also near a choice of lovely farm shops.

Accommodation is set over three floors. On the ground floor is an entrance hall with good storage, a cloakroom, utility room, and a kitchen and dining room with pocket doors leading to a great sized living room. Both rooms have access to the garden.

On the first floor is the owners suite with beautiful rural views, a dressing area and an en-suite bathroom. There is a second double bedroom with en-suite, a single bedroom and a house bathroom. On the second floor is a large bedroom suite.

Outside, the south facing garden overlooks the surrounding countryside and is split level; the lower area with a natural stone terrace, and the remaining area is laid to grass.

The houses are set around a paved communal courtyard, there is a separate designated parking area and this house has private parking for 2 cars plus another by the front door

Also included is a communal bike store, communal bin store and each house takes ownership of a pigsty for storage use.















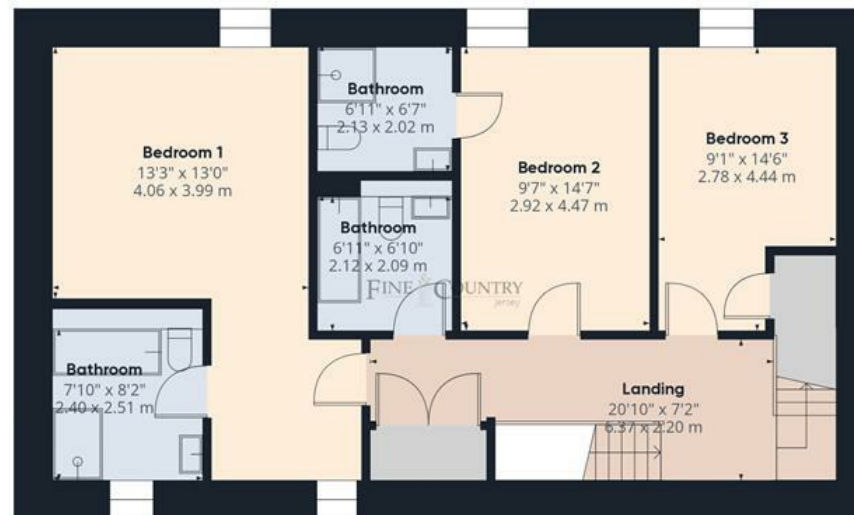








Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1877.57 ft<sup>2</sup>

174.43 m<sup>2</sup>

**Reduced headroom**

30.3 ft<sup>2</sup>

2.81 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

### Outside

South facing split-level garden with rural views. On the lower level there is a natural stone paved terrace area to enjoy al-fresco dining, and the remaining area is turfed. Steps take you up to a raised turfed area affording views over the field beyond.

1 Pigsty per unit for additional storage.

Designated parking for 2 cars within the parking area & another beside front door. Gravelled surface within a gravel grid system for ease of maintenance and to counteract pot-holing.

Communal bike storage unit

### Services

All mains excluding gas.

Mains drains and mains water.

Fully double glazed.

Economy 20+ heating.

### Directions

Travelling up Queen's Road, pass The Union Inn and the turning to Rondels Farm Shop and Les Petits Canons is the next development on the right hand side.

### Call us on

**01534 888855**

**[jersey@fineandcountry.com](mailto:jersey@fineandcountry.com)**

**[www.fineandcountry.je](http://www.fineandcountry.je)**

**5 King Street, St Helier, Jersey, JE2 4WF**

MONEY LAUNDERING REGULATION - 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 and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.