



FC277

**COMELY BANK LA RUE DU VIEUX MOULIN, TRINITY,  
JERSEY, JE3 5FD**

Asking Price

**£1,595,000**

**FINE & COUNTRY**  
JERSEY

## Property details

**FREEHOLD** - Located on a peaceful tree-lined lane, this striking and contemporary detached family home offers a rare combination of modern living whilst being set within surrounding natural woodland. Surrounded by mature trees, it is positioned just inside the parish of Trinity yet is only a 10-minute drive from town, offering the best of both worlds to new owners: complete privacy with a rural outlook plus full convenience. This stunning property enjoys a bright and sunny elevated south-west position, with wraparound decked terraces on the upper ground floor all thoughtfully designed for outdoor dining or relaxing, with bi-fold doors leading out from both the living room and kitchen.

Inside, there are 4–5 bedrooms, a dedicated office, 3 reception rooms, and 3 stylish bathrooms, perfect for encompassing the needs of family life. Modern finishes are complemented by comfort with features such as electric heating, wood-burning stoves in both the kitchen/diner and living room, and underfloor heating in all 3 bathrooms & the utility. Every bedroom benefits from built-in cupboards, and 2 loft hatches offer attic access for additional storage, whilst the master boasts a Juliette balcony, walk-through wardrobe & en-suite.

A more secluded private terrace from the first-floor landing offers a peaceful escape among the treetops and the garden below is spacious with a generous stretch of lawn and mature shrubbery offering an idyllic oasis. There is also external storage beneath the raised terrace providing space for bikes, canoes etc and beyond the driveway, a second tiered garden offers potential for clearing and landscaping. Parking is abundant with a carport for 2 cars, a large single garage, and driveway space for a further 4 vehicles.

This is a rare opportunity to own a serene, flexible home in a very picturesque location—in perfect harmony with unique countryside appeal, yet only 10 minutes from the convenience of St Helier.

## Outside

Lawned private garden to the front with mature trees and shrubs & 2nd tiered garden to the right of the garage accessed via steps.

South-west decked terrace leading from the living rooms, boasting rural views. Upper terraced balcony from landing.

Large single garage, double carport and additional parking for 4 cars

## Services

Electric heating & fully double glazed

Mains drains & borehole water with treatment plant

Electric underfloor heating in the entrance area, utility & all 3 bathrooms

## Directions

Proceed up Queens Road and after passing Motor Mall, take the third right turn into Rue des Arbres, then the next right, then next left - this lane becomes La Rue du Vieux Moulin and the property is about 200 yards on the LHS.





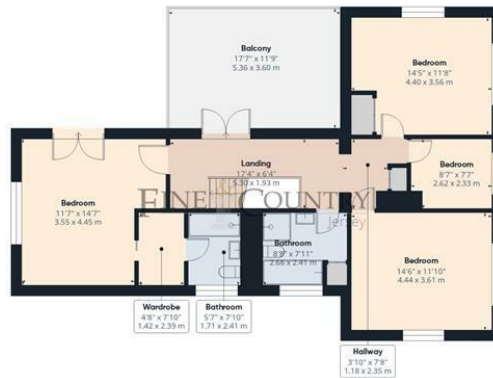








Ground Floor Building 1



Floor 1 Building 1

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

2050 ft<sup>2</sup>  
190.6 m<sup>2</sup>

Balconies and terraces

1052 ft<sup>2</sup>  
97.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

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**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.