



Champs Clairs Cottage

Rue Des Cannons

Trinity

JE3 5DA

£1,450,000

FC119

FREEHOLD - Set in the tranquil lanes of Trinity, this enchanting 3-bedroom detached granite cottage perfectly blends timeless character with modern comforts. Full of charm and warmth, the home has been thoughtfully updated, including a stylish new kitchen with a vaulted ceiling, contemporary finishes, and fresh flooring, creating a bright and welcoming heart of the home.

The cottage offers three spacious bedrooms and two well-appointed bathrooms, providing flexible accommodation for family life or guests. Original features, such as exposed beams and stonework, combine seamlessly with modern touches to create a home that is both characterful and practical. The property also benefits from a dedicated office on the first floor, ideal for working from home.

Outside, the south-facing garden has been designed for easy maintenance, with beautifully manicured Easigrass lawns and subtle ambient lighting. An oak-framed gazebo with AV supply offers a perfect setting for entertaining or relaxing outdoors, while two powered outbuildings provide extra space for hobbies, storage, or a home office.

Parking is effortless, with a resin driveway accommodating 4–5 cars. The property is presented in walk-in condition and benefits from approved plans for a double garage and loft conversion, offering significant potential to extend or personalise the home.

This unique country cottage provides the perfect blend of charm, comfort, and convenience, offering a peaceful retreat while remaining within easy reach of local amenities.









Outside

Situated in the country lanes of Trinity and surrounded by country walks

On drive parking for 4-5 cars

Low maintenance garden

Services

Oil Fired Central Heating

Mains Water

Wet underfloor heating.

Septic tank/soakaway.

Cat5 wiring that allows excellent wi-fi through the house.

SONOS cabling.

Plans previously submitted for loft conversion with dormer windows to create bedroom suite and double garage.

Directions

Driving North along the La Grante Route de St John take a left into La Rue des Houguettes just before the Macpela Cemetery then take a left on to La Rue du Poivre follow the road to the right then take the next right turning

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