



CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE

Country Granite Charm with Tennis Court
Trinity, Jersey

COUNTRY GRANITE CHARM WITH TENNIS COURT

A most appealing and grand granite country residence set in the heart of the Trinity countryside.

The current owners have recently completely renovated this 5,537 sq ft property, which it is a real testament to their great design and taste, perfectly combining luxury living with entertaining and family space.

Externally, the property has an enchanting garden where you can surround yourself in nature. There are lawned gardens with mature shrubs and beautiful trees including Beech and Magnolias, providing dappled shade in the summer months. The garden has wooden post and rail fencing making it safe for pets and small children, there is a gate leading to a 'babbling brook' where there is beautiful planting, encouraging bees and birds and wildlife. For tennis lovers there is a tennis court and space to even host your own friendly tournament.

The patio with natural stone paving is completely private, it faces south and west and is perfect for enjoying summer lunch parties and family BBQs. It is easily accessible to the kitchen for ease of serving.

There is a pretty arched gate leading to the parking area which provides a safe barrier as well as ensuring no break in the beautiful surroundings whilst enjoying the outside.

The property is versatile and can be one, 7-bedroom home or be used as 5 bedrooms with a separate 2-bedroom annexed barn with the convenience of a bathroom. This can be used for guests, extended family, nanny or as a separate office and workspace.

The property comprises: entrance hall, cloakroom, a very impressive hand-made kitchen of over 25ft in length with a double height vaulted ceiling and a beautiful La Canche oven with gas burners (bottled) and electric oven, the dining area continues from the kitchen and provides a cosy area with tasteful panelled walls on two sides and French doubled doors, which flood the interior with natural light and provide wonderful views of the garden. Just off the kitchen there is a spacious boot room, which would become a kitchen/sitting room should one decide to use the barn as a separate unit. There is a 26 ft sitting room with dual aspect and high ceilings, a snug with a granite fireplace with wood burner in situ, a gym/office leading to a raised private terrace overlooking the garden. There is an old and charming wooden conservatory with vines that is magical for dinner parties by candlelight.

The first floor has two bedrooms, the main bedroom stretches the whole depth of the house and has a spacious dressing room and en suite bathroom. Also at this level is a house bathroom and a very useful laundry room.

The second floor has 3 bedrooms, one of which is en suite and a second house bathroom.

There are good storage areas in the property including a basement that can be accessed from inside the property or from outside.

There is a single garage block with storage, a carport and parking for approx 6 cars.













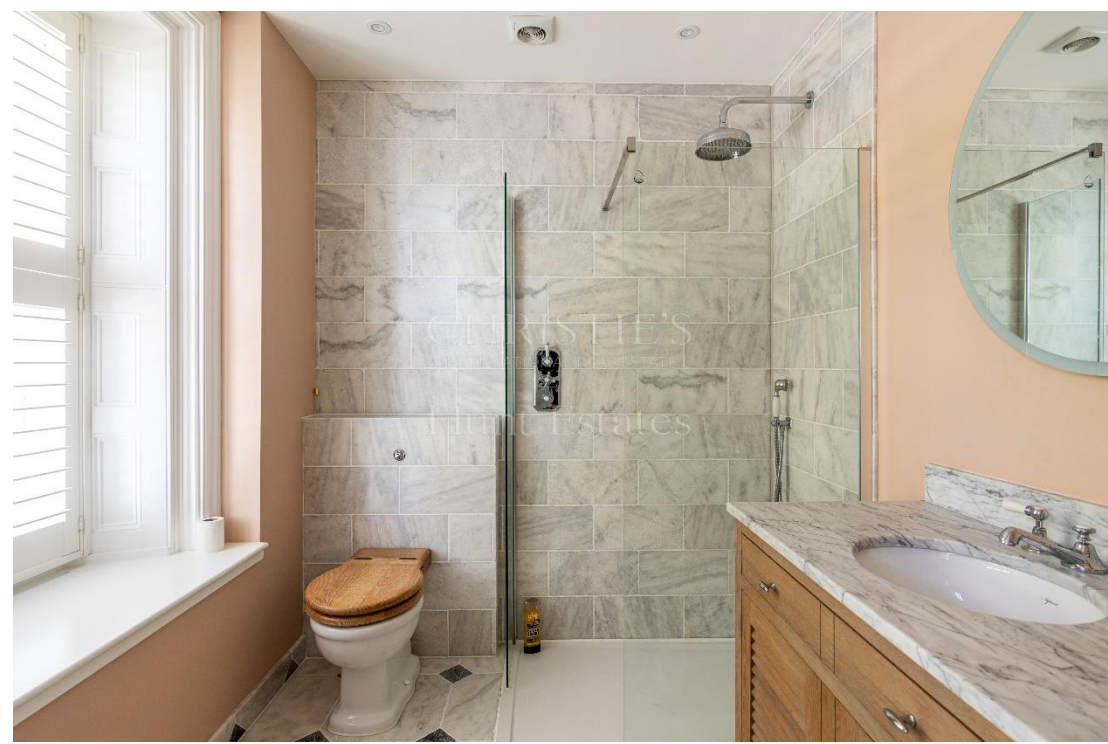












THE BARN ANNEX













CHRISTIE'S
INTERNATIONAL REAL ESTATE
Hunt Farm



FEATURES

- Beautiful country home with tennis court
- 7 bedrooms, 5 bathrooms
- Main bedroom suite whole width of the house with spacious dressing room
- 5 reception rooms
- Double height vaulted ceiling in kitchen
- Enchanting garden with lawn and patio areas
- Good storage throughout including a basement

INFORMATION

- Mains water and drains
- Oil central heating; mainly underfloor heating. Electric radiators in Barn Annex
- Some original sash windows as well as new d/g hand crafted wooden sash windows
- Listed Building Grade 3
- Parish rates for 2023 were £1,458.53
- Single garage, car port and parking for approx. 6 cars
- Freehold and Entitled/Licensed



Sarah Gallichan
Property Negotiator

sarah@huntstates.com
T +44 (0)7700 713574
www.huntstates.com
9 New Street, St Helier,
Jersey, JE2 3RA

CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE



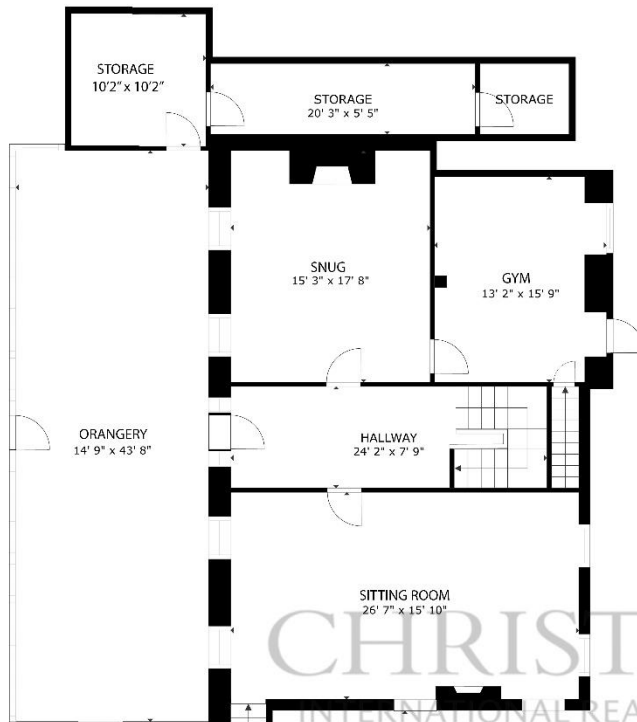
Gill Hunt, FNAEA
Director

gill@huntstates.com
T +44 (0)7797 721881
www.huntstates.com
9 New Street, St Helier,
Jersey, JE2 3RA

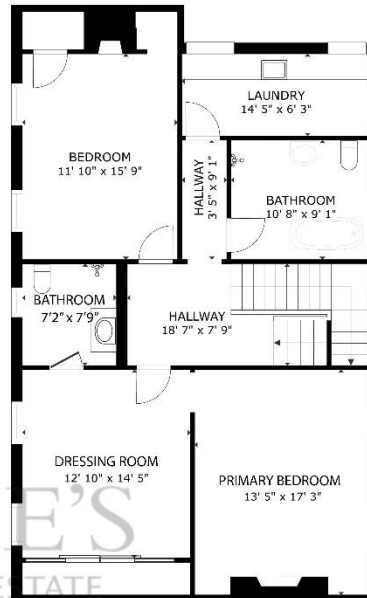
CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE



BASEMENT



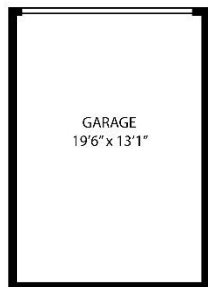
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE



FIRST FLOOR

CHRISTIE'S
INTERNATIONAL REAL ESTATE
Hunt Estates

GROSS INTERNAL AREA
GROUND FLOOR: 3114 sq. ft, FIRST FLOOR: 1556 sq. ft
SECOND FLOOR: 867 sq. ft
TOTAL 5537 sq. ft

EXCLUDED AREAS: BASEMENT: 441 sq. ft,
GARAGE: 255 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

CHRISTIE'S | Hunt Estates

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.