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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Elevated Coastal Living with Panoramic Sea Views
Trinity, Jersey

ELEVATED COASTAL LIVING WITH PANORAMIC VALLEY AND SEA VIEWS

Occupying a truly exceptional elevated position above one of Jersey's most beautiful and unspoilt valleys, La Brunerie is a private detached 4-bedroom home enjoying sweeping panoramic views across open countryside to Bouley Bay, the sea, Les Écréhous and the French coastline beyond.

Set within its own natural surroundings and bordered by fields and mature woodland managed by the Jersey National Trust, the property offers a rare sense of peace and seclusion, where the outlook is ever changing and uninterrupted.

Internally, the house has been thoughtfully arranged and styled to create a warm, inviting living environment, with a clear emphasis on light, flow and connection to the landscape. The principal living accommodation is positioned on the upper floor, where a beautifully appointed kitchen forms the hub of the home, opening through to a generous dining area and onward to the main sitting room. Full height glazing and doors lead out onto a balcony terrace, drawing in the view and creating a seamless indoor outdoor living experience.

A separate snug or could be another bedroom, provides a more relaxed retreat, while a dedicated study on the ground floor offers an ideal space for home working.

The bedroom accommodation on the lower level is equally well considered, centred around a spacious principal suite with a large en suite bathroom and separate dressing area. Further bedrooms, including additional en suite facilities, provide excellent flexibility for family and guests, all enjoying a peaceful garden outlook.

Throughout the property, there is a strong sense of character and individuality, with carefully considered interiors that combine natural materials, bespoke joinery and a subtle, understated style that complements the surrounding landscape.

Externally, the gardens have been designed to feel both private and manageable, with terraced areas for outdoor dining, planted borders and a charming covered entertaining space, perfect for year-round use. A detached double garage sits discreetly within the grounds.

From the property, a network of parish paths leads through woodland directly down to Bouley Bay, while the wider north coast offers some of the island's most spectacular cliff walks stretching towards Rozel Bay and Bonne Nuit Bay. Despite its peaceful setting, Trinity village is within easy walking distance.

A contractual right to manage the tree line below the house ensures the long-term protection of the outstanding view, one of the defining features of this special home.

There is also clear scope to further enhance the accommodation, subject to the necessary consents, offering a future owner the opportunity to adapt and extend if desired.





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FEATURES

- 4 bedrooms, 4 bathrooms
- Upper floor living spaces designed to maximise light, outlook and flow
- Contemporary kitchen opening to dining with balcony access
- Separate snug, study & utility room
- Landscaped gardens with terraces and covered outdoor entertaining area
- Detached double garage and scope to enhance (subject to planning)
- Additional gardens and green house
- Private and tranquil setting surrounded by open countryside and woodland

INFORMATION

- Mains water and well water also available for irrigation
- Drainage is to septic tank which is emptied regularly
- Under floor heating (oil fired)
- Broadband
- Double glazed
- Garage with electric charger
- Ample courtyard parking
- Parish Rates 2025 £772.26
- Freehold and Entitled/Licensed

LOCATION

What3words: ///opting.amnesty.depends

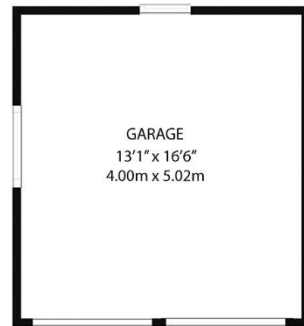


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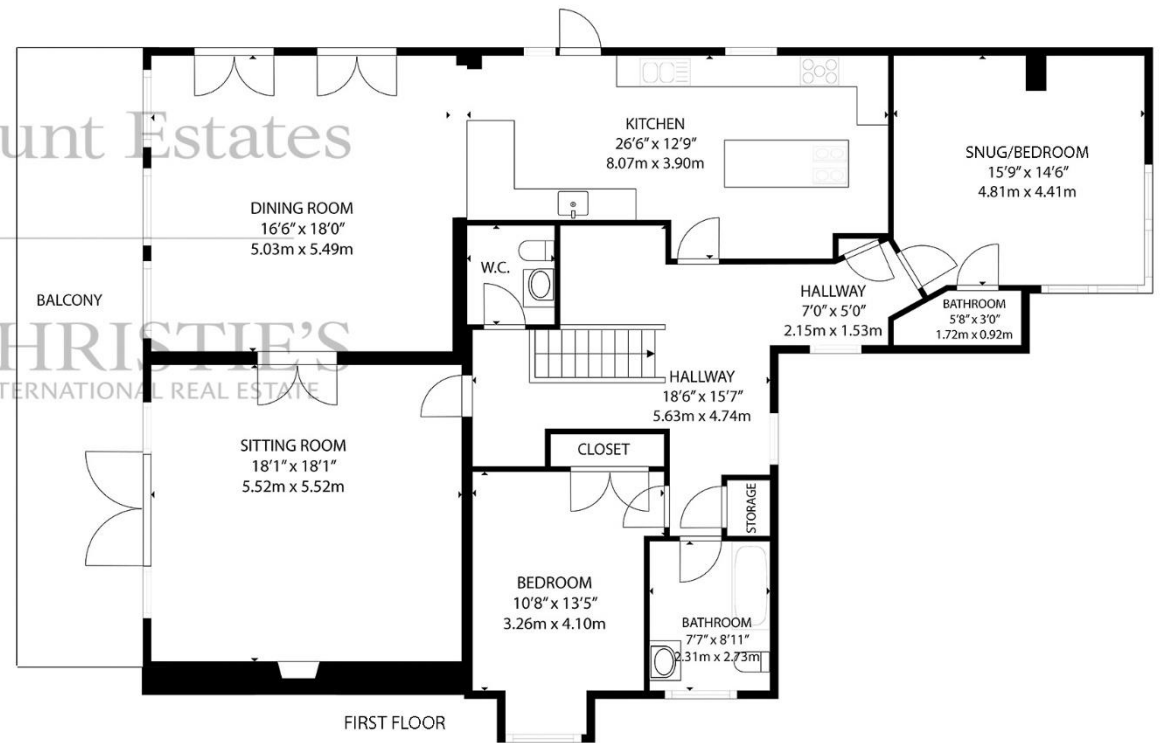
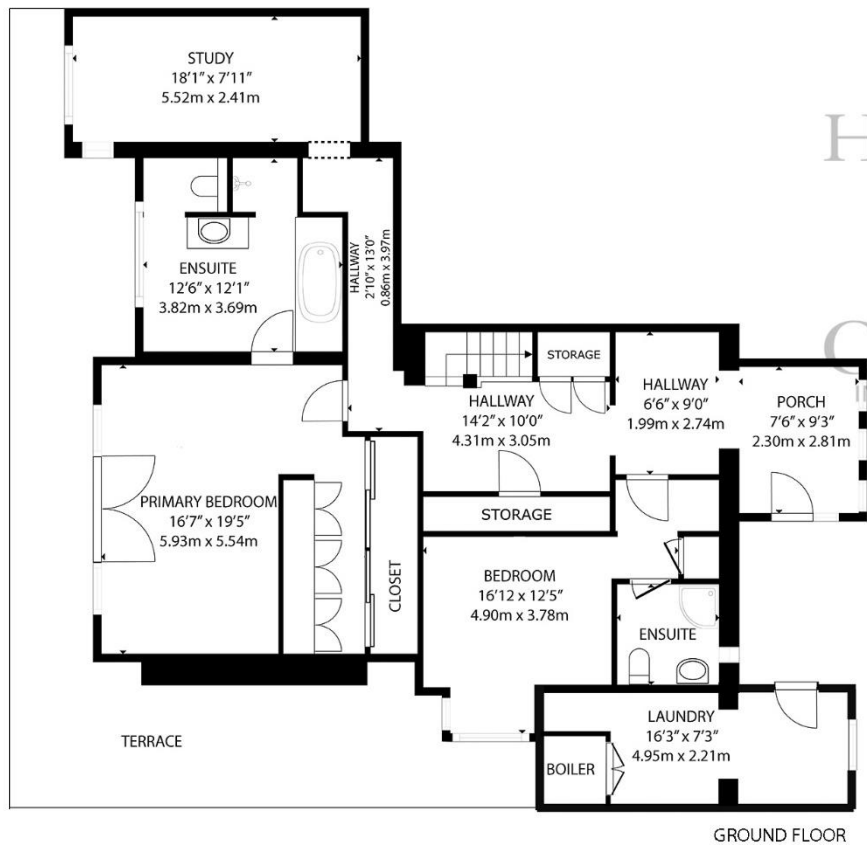




GROSS INTERNAL AREA
GROUND FLOOR 1241 sq. ft, 115.2 m2, FIRST FLOOR: 1741 sq. ft. 161.7 m2
TOTAL: 2982 sq. ft, 277.0 m2

EXCLUDED AREAS: GARAGE: 216 sq. ft, 20.0 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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