

# LA CHASSE

SOLE AGENT



**7**

BEDROOMS

**5**

BATHROOMS

**8,537**

SQ FT

**14.9**

ACRES

£4,500,000 TRINITY

This captivating farmstead, boasting a rich history dating back to the 18th Century, and possibly with origins as early as the 16th Century, exudes timeless charm. It seamlessly integrates traditional features such as granite fireplaces and beams. However, it requires a comprehensive refurbishment throughout. Nestled in a private location within Trinity, access to this property is via a private drive. The expansive accommodation includes a main house with five bedrooms, offering potential for more. The layout easily allows for the creation of a separate apartment. Additionally, there is a charming cottage with two bedrooms, making this property suitable for three generations. The south-facing gardens, secure and alive with wildlife, feature mature flowers and shrubs. An expansive shed, formerly used as cow sheds and stables, not only provides ample storage but also presents the possibility for further development (subject to planning). The driveway offers parking for multiple...



**LIVINGROOM**

The Channel Island Estate Agent















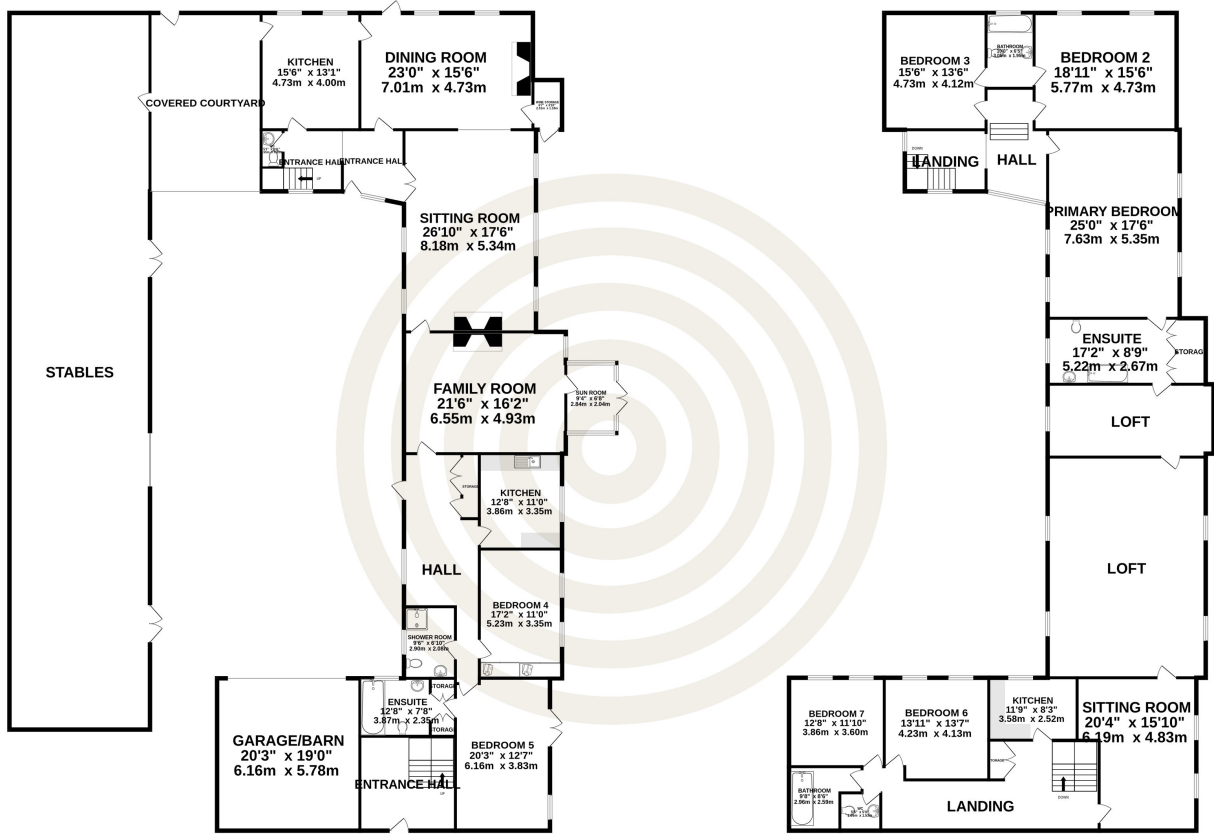






GROUND FLOOR  
5225 sq.ft. (485.4 sq.m.) approx.

1ST FLOOR  
3312 sq.ft. (307.7 sq.m.) approx.



TOTAL FLOOR AREA : 8537 sq.ft. (793.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**GROUND FLOOR**

|                     |              |
|---------------------|--------------|
| <b>Kitchen</b>      | 15'6 x 13'1  |
| <b>Dining Room</b>  | 23'0 x 15'6  |
| <b>Sitting Room</b> | 26'10 x 17'6 |
| <b>Fmaily Room</b>  | 21'6 x 16'2  |
| <b>Kitchen</b>      | 12'8 x 11'0  |
| <b>Bedroom 4</b>    | 17'2 x 11'0  |
| <b>Shower Room</b>  | 9'6 x 6'10   |
| <b>Bedroom 5</b>    | 20'3 x 12'7  |
| <b>Ensuite</b>      | 12'8 x 7'8   |
| <b>Garage/Barn</b>  | 20'3 x 19'0  |

**FIRST FLOOR**

|                        |              |
|------------------------|--------------|
| <b>Bedroom 3</b>       | 15'6 x 13'6  |
| <b>Bathroom</b>        | 10'0 x 6'5   |
| <b>Bedroom 2</b>       | 18'11 x 15'6 |
| <b>Primary Bedroom</b> | 25'0 x 17'6  |
| <b>Ensuite</b>         | 17'2 x 8'9   |

**FIRST FLOOR ACCOMODATION**

|                     |              |
|---------------------|--------------|
| <b>Sitting Room</b> | 20'4 x 15'10 |
| <b>Kitchen</b>      | 11'9 x 8'3   |
| <b>Bedroom 6</b>    | 13'11 x 13'7 |
| <b>Bedroom 7</b>    | 12'8 x 11'10 |
| <b>Bathroom</b>     | 9'8 x 8'6    |
| <b>WC</b>           | 5'5 x 5'0    |

**KEY FACTS**

Re-development opportunity  
 Potential for further development (STP)  
 Large granite farmstead possible three generation  
 Multi-generation property  
 Dates back to 1847 with possible origins from 16th Century  
 Large main house, possible apartment and cottage attached  
 Former cowsheds and stables with storage barns  
 Completely private and peaceful location  
 Sits within 14 acres of land surrounding  
 Available immediately  
 Fields have previously been in use for grazing

**TENURE**

Freehold

**SERVICES**

Mains drains  
 Borehole water

**HEATING**

Oil fired central heating

**LISTED BUILDING**

Grade 3 listed property

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Trinity  
 Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£4,500,000**



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