LE MAISTRE
ESTATES



L'Etabl'ye, Le Catel Farm La Rue de la Falaise

Trinity, Jersey, JE3 5BQ

Asking price £925,000

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We are delighted to present L'Etabl'ye, a three bedroom character cottage set in a peaceful countryside position in the Parish of Trinity. Converted from a traditional barn and completed approximately five years ago, the home has been finished to an exceptional standard, with clear attention to detail and thoughtful design choices throughout.

- The ground floor centres around an impressive open plan living space, combining a well specified kitchen with a comfortable lounge and dining area. An electric log effect fireplace creates a warm focal point, while double doors open directly onto the south facing garden, allowing excellent natural light and an easy indoor outdoor flow. A fully fitted utility room, cloakroom and welcoming entrance hall complete the accommodation on this level.
- The first floor is home to a generous and beautifully appointed principal suite, featuring built in wardrobes, a dedicated dressing area and a luxurious fully tiled en suite bathroom with a freestanding bath and large walk in shower. A second bedroom is also located on this floor. The second floor hosts the third bedroom, which benefits from its own en suite.

Outside, the property continues to impress with a south facing semi walled garden with lane access, open views across neighbouring fields and designated courtyard parking for three cars, alongside an electric vehicle charging point. With excellent nearby lane walks and the amenities of Trinity Village within a short stroll, early viewing is strongly recommended.







Ground Floor

Entrance Hall 16'0" x 4'9" + 8'7" x 3'5" (4.9 x 1.47 + 2.64 x 1.06)
Welcoming entrance hall with karndean flooring, recessed lighting, doors to utility, cloakroom, storage cupboard, kitchen and carpeted stairs to first floor.

Kitchen / Lounge / Dining 14'5" x 9'5" + 23'5" x 12'5" (4.4 x 2.89 + 7.14 x 3.8)
Spacious & well equipped kitchen with a range of high and low kitchen units with quartz worktops, breakfast bar and tiled splash backs. All appliances are quality, integrated and include a dish washer, double oven, microwave, hobs with powerful extractor above, wine cooler, double freezers & double fridges. Windows with plantation shutters finish the kitchen which leads on to the lounge / diner.

A very comfortable lounge dining area with characterful deep windows both with plantation shutters and double hardwood doors opening into the south facing garden. The lounge also features an effective electric log burner adding a feeling of warmth on a winters day. The kitchen, lounge & dining has Karndean flooring throughout & recessed lighting.

Utility 8'6" x 4'7" (2.6 x 1.4)
Fully kitted out utility with units, cupboards & work surfaces the same as the kitchen. The washing machine & drier double stack and there's a feature wine rack and recessed lighting. Karndean flooring.

Cloakroom 8'4" x 2'11" (2.55 x 0.9)
Useful ground floor cloakroom with WC, wash hand basin with quartz surfaces, cupboards below and mirror above. Feature window with deep cill, karndean flooring & recessed lighting.

First Floor

Hallway Landing
Carpeted hallway with doors to master suite, bedroom 2 & carpeted stairs to second floor.

Master Suite 23'7" x 10'2" + 10'11" x 4'7" (7.2 x 3.12 + 3.35 x 1.4)
Large, spacious & sumptuous master bedroom laid to carpet with plenty of built-in wardrobes, character deep windows with plantation shutters and recessed lighting. There is a great view overlooking the south facing garden and agricultural fields beyond. On a clear day its possible to see the sea.

Master En-suite 10'9" x 9'10" (3.3 x 3.0)
Again, a large and spacious en-suite with fully tiled walls & floors, feature stand alone bath with taps coming from the floor, a large walk-in shower, wash hand basin with quartz work surfaces and cupboards below and lit mirror above, WC and heated towel rail. There is also an all important window with plantation shutters and recessed lighting.

Bedroom 2 12'1" x 7'10" (3.7 x 2.4)
Double bedroom laid to carpet. Window with plantation shutters & recessed lighting.

Second Floor

Landing
Carpeted landing with door to bedroom and storage cupboard also housing the electric boiler & hot water cylinder.

Bedroom 3 14'5" x 13'1" (4.4 x 4.0)
Large double bedroom laid to carpet with fitted wardrobes and furniture. There is a velux window with internal blind, recessed lighting & eaves storage.

En-suite 9'10" x 7'6" (3.0 x 2.3)
Fully tiled walls & floor. Large shower & enclosure, wash hand basin with quartz surfaces and cupboards below, WC & heated towel rail. Recessed lighting and skylight / window.

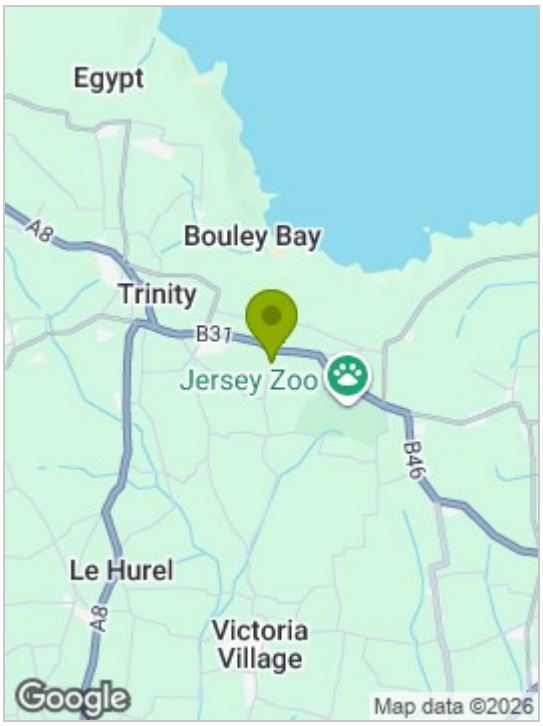
Garden
Great sized south facing garden with large granite wall to one side making it feel like a walled in garden. Gate access to country lane and views continuing over agricultural fields.

Parking
Designated courtyard parking for 3 cars. Electric charging point.

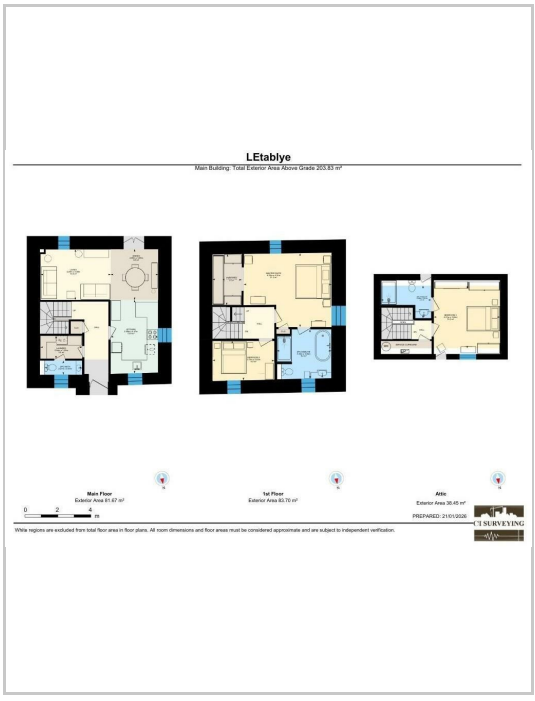
Services
Mains drains, mains water, wet electric underfloor heating to all floors.

Directions
From Durrell heading towards Trinity Village, take your fist available left hand turn in to La Rue de La Falaise. Continue and the entrance to Le Catel Farm is the second entrance on your right hand side.

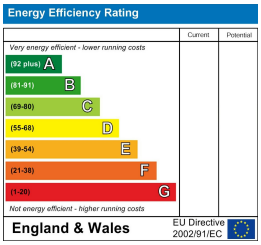
Area Map

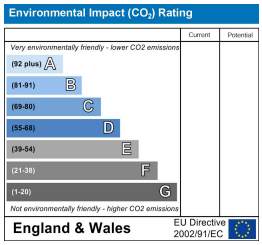


Floor Plan



Energy Efficiency Graph





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