LE MAISTRE
ESTATES









Le Catel Farm La Route des Cotes du Nord

Trinity, Jersey, JE3 5BJ

We are delighted to present this exceptional countryside home in a truly enviable position above picturesque Rozel Harbour, combining a beautifully renovated granite farmhouse with outstanding space, versatility and a lifestyle set up that will appeal strongly to horse lovers and buyers seeking genuine multi generational options.
At the heart of the property is a spacious granite farmhouse, renovated in 2013, offering four bedrooms, three bathrooms and three reception rooms. The home retains character and original features throughout, including original granite fireplaces fitted with multi fuel stoves, creating a warm and timeless feel. Adjoining the main house are two substantial barns which offer immediate and exciting potential. The attached western barn, extending to approximately 2,000 sq ft, benefits from planning permission to convert into further accommodation or an additional dwelling. The attached eastern barn currently provides a large utility area, office space, a consulting room and extensive storage at ground floor level, with approved plans for a first floor apartment above, offering yet more flexibility for family, guests or ancillary use. In addition, there is a detached and already renovated one bedroom | two bathroom character bake house, complete with an original fireplace and multi fuel stove, ideal for guest accommodation or independent living. For equestrian use, the property is exceptionally well appointed with two detached blocks of stables accommodating at least six horses, along with approximately 15 vergees | 6.5 acres of fenced land and an all weather ménage. There are also options to rent additional land if required. Outside, the setting is equally impressive with fantastic rural and sea views, ample yard space and plentiful parking.

The location is peaceful yet practical, with a great bus route and easy access to amenities and major schools, making day to day living and the school run straightforward.

Offers invited £3,500,000

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- Superb granite equine farmstead offering multi-generational opportunities
- Attached western barn circa 2,000 sq ft with planning permission for conversion to further accommodation or another dwelling
- Two detached stable blocks accommodating at least six horses
- Great bus route and close to amenities and major schools
- Main house with four bedrooms | three bathrooms | three reception rooms
- Attached eastern barn with large utility, office and consulting room plus storage | approved plans for a first floor apartment
- Approximately 15 vergees | 6.5 acres of fenced land plus all weather ménage
- Character features throughout including original granite fireplaces with multi fuel stoves
- Detached renovated one bedroom | two bathroom character bake house with original fireplace and multi fuel stove
- Fantastic rural and sea views set within a peaceful position above Rozel Harbour

Main House - Ground Floor

Entrance Hallway

Kitchen

Dining Hall

Reception 1

Reception 2

Utility

Bathroom

Main House - First Floor

Landing / Hallway

Principal Bedroom

Bedroom 2

House shower room

Main House - Second Floor

Bedroom 3

Bedroom 4

House shower room

Western Barn - Attached

Eastern Barn - Attached

Detached Bake House

BH - Entrance hall

BH - Kitchen

14'11" x 13'11" (4.57 x 4.25)

BH - House bathroom

10'4" x 8'11" (3.15 x 2.72)

BH - Lounge / Diner

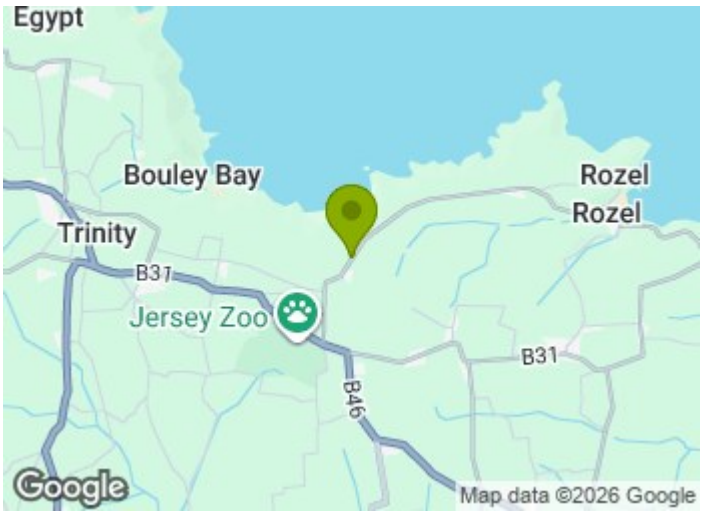
Detached Bake House - First Floor

BH - Bedroom

15'1" x 14'10" (4.6 x 4.53)

BH - En-suite

14'8" x 7'9" (4.48 x 2.37)



Directions













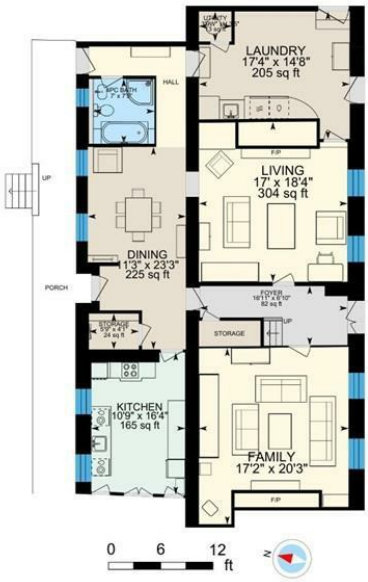




LE MAISTRE ESTATES

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Farm House, Main Floor
Exterior Area 1981.26 sq ft



Farm House, 1st Floor
Exterior Area 915.77 sq ft



Farm House, Attic
Exterior Area 595.05 sq ft



Le Catel Farm, La Route du Cote du Nord, Trinity, Jersey

CI SURVEYING

For illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

