LE MAISTRE ESTATES



Dower Cottage, Linden Hall, La Route de la Trinite,

St Helier, Jersey, JE2 4JN

Asking price £965,000

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Welcome to The Dower Cottage at Linden Hall, ideally positioned on the Trinity | St Helier border, close to the former Oaklands Lodge Hotel. Extensively renovated by the current owners, this is a spacious and characterful home that feels far more like a house than a cottage, offering generous proportions, superb layout for modern living and PLANNING PERMISSION in situ to create a further bedroom, en-suite and snug.

From the moment you enter, the sense of space is immediately apparent. The heart of the home is the impressive dual aspect kitchen | diner, a fantastic size and filled with character features including stable doors, vaulted ceilings and deep window cills. From here, there is excellent flow through to the utility room, the main lounge and the snug, as well as access to a coat cupboard, cloakroom and the garden. Carpeted stairs lead to the first floor. The lounge is equally impressive, also dual aspect and beautifully proportioned, with an original granite fireplace and wood burner creating a wonderful focal point. A utility room, cloakroom and a snug with double doors opening to the garden complete the ground floor accommodation. Upstairs, the property continues to deliver. The principal bedroom is dual aspect and features original wooden beams and useful eaves storage. There is also a second double bedroom with its own en suite bathroom, along with a beautifully finished house shower room and a planning application has been submitted to create a third bedroom & bathroom.

Outside, the low maintenance south facing garden provides the perfect setting for al fresco living and entertaining. The property also benefits from designated parking for three cars and is within a short walk of St Helier, offering both convenience and a peaceful setting. Viewing is essential to fully appreciate the space, finish and quality on offer.







Ground Floor

Kitchen / Diner / Family Room 27'4" x 12'9" (8.35 x 3.9)
Large, light & airy dual aspect kitchen / diner / family room with entrance stable door, further stable door allowing access to the garden & vaulted ceiling in part.

The kitchen itself consists of a range of high and low quality kitchen units with wooden worktops, a range cooker, integrated dish washer, integrated microwave, integrated fridge / freezer & island with stone worktop and additional cupboards below.

The dining area further enhances the hub of the house providing ample space for dining and provides access through to the lounge / diner, utility, coat / boot room & downstairs cloakroom.

Lounge / Diner 22'5" x 15'11" (6.85 x 4.86)
Spacious dual aspect lounge / diner laid to carpet & full of character with an original granite, feature fireplace with wood burner set within adding to the cosy and homely feel of this beautiful home.

Snug 12'10" x 8'9" (3.923 x 2.67)
Handy snug laid to carpet providing additional reception space or could quite easily be used as a third bedroom or home office. Double doors provide access out to the garden.

Utility Room 9'11" x 6'2" (3.03 x 1.9)
Great sized utility with a range of high and low kitchen units, wooden worktop and stainless steel sink & drainer, further storage cupboards and shelves. Recessed lighting & frosted window.

Coat / Boot Room 4'11" x 2'7" (1.5 x 0.8)
Tiled floor with underfloor heating and hanging space for coats. Door leading to ground floor cloakroom.

Cloakroom 7'6" x 4'11" (2.31 x 1.5)
Tiled floor with underfloor heating. WC, wash hand basin with cupboards below, cupboard housing hot water cylinder & frosted window.

First Floor

Master Bedroom 18'4" x 13'1" (5.6 x 4.0)
Large dual aspect double bedroom laid to carpet with vaulted ceiling and original, feature wooden beams enhancing the character and grandeur feeling to the master bedroom.

House Shower Room 9'0" x 5'6" (2.75 x 1.7)
Tiled floor and part walls. Large walk-in shower, wash hand basin with cupboards below and mirror above, WC and heated towel rail. Recessed lighting & underfloor heating.

Bedroom 2 13'1" x 8'8" (4.01 x 2.652)
Double bedroom laid to carpet with 2 large windows letting in plenty of natural light.

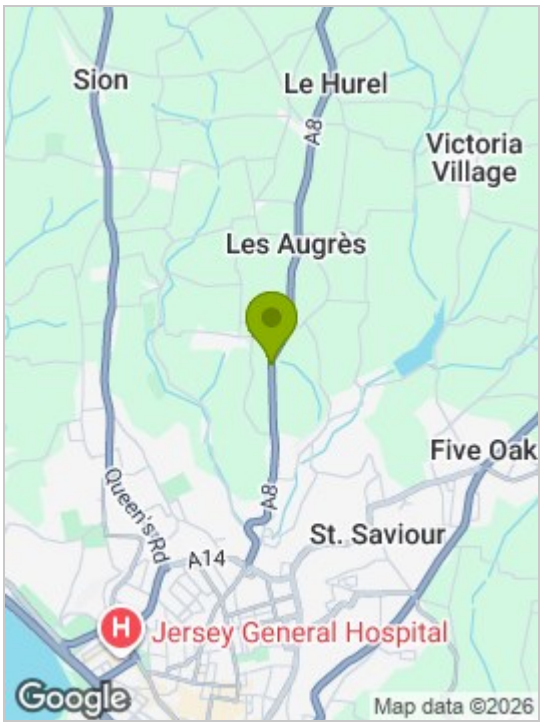
En-suite 9'0" x 6'2" (2.75 x 1.9)
Tiled floor & part walls. Bath with shower over and shower screen, WC, wash hand basin with cupboards below and mirror above plus heated towel rail. Blinds to window, recessed lighting & underfloor heating.

Garden
Low maintenance garden ideal for alfresco living & entertaining with a southerly aspect

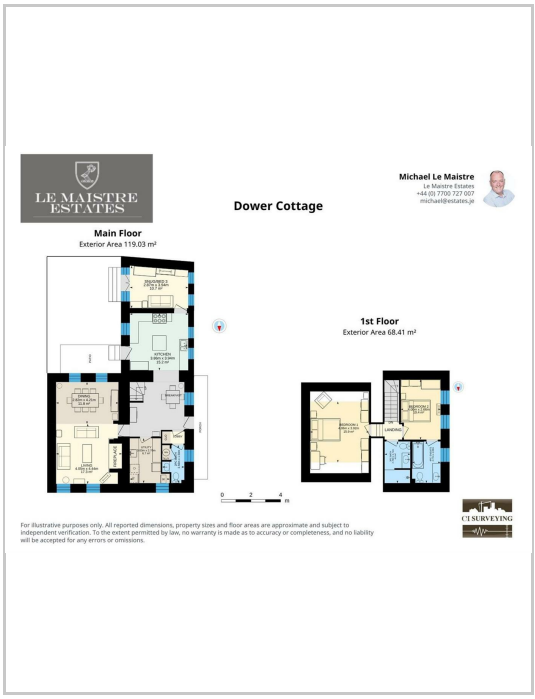
Parking
Designated courtyard parking for 3 cars

Services
All mains excluding gas. Mains drains, Mains water, Electric heating.

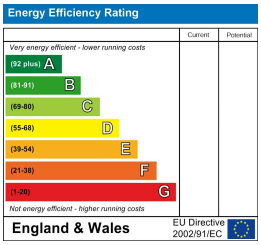
Area Map

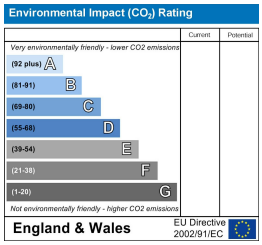


Floor Plan



Energy Efficiency Graph





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