



La Route De La Trinite, Trinity, JE3

JERSEY



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TYPE

 House

BEDROOMS

 5

BATHROOMS

 3

RECEPTIONS

 4

PARKING

 0

Book a viewing

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FOR SALE

£1,650,000

About this Property

Ballarat is a handsome Georgian farmhouse of immediate presence, its cream render facade punctuated by signature red-painted window surrounds, an elegant fanlight front door and a steeply pitched slate roof. Within, the house has been thoughtfully occupied by a family with strong creative and professional interests, resulting in a series of characterful, richly individual spaces that combine period integrity with genuine modern practicality.

The entrance hall divides the ground floor naturally between family and professional life. To the left, a cosy sitting room with an original open fireplace and timber floorboards leads through to a spectacular open-plan dining room and kitchen spanning the full width of the rear. The dining room is anchored by a feature stove, with polished concrete floors and French windows opening to the west-facing garden; the kitchen, in a well considered contemporary extension, offers plywood cabinetry and a calm, workmanlike quality. Also at the rear, a wonderful garden studio — timber lined with a vaulted ceiling and full-height bookcases — opens directly to the garden and provides outstanding flexible space ideal as a home office, writing room or teenage retreat. A charming cloakroom and an excellent utility and laundry room complete the

About this Property (continued)

domestic accommodation, alongside a garage with parking.

On the opposite side of the hall, a registered home office — with exposed stone feature wall, track lighting and a mood board wall — currently serves as the base for an architectural practice, though it would suit any number of professional or creative uses.

Upstairs, the principal suite occupies the entire rear of the first floor, comprising bedroom, dressing room and en-suite bathroom, all with open views over the garden and farmland beyond. Four further double bedrooms complete the sleeping accommodation.

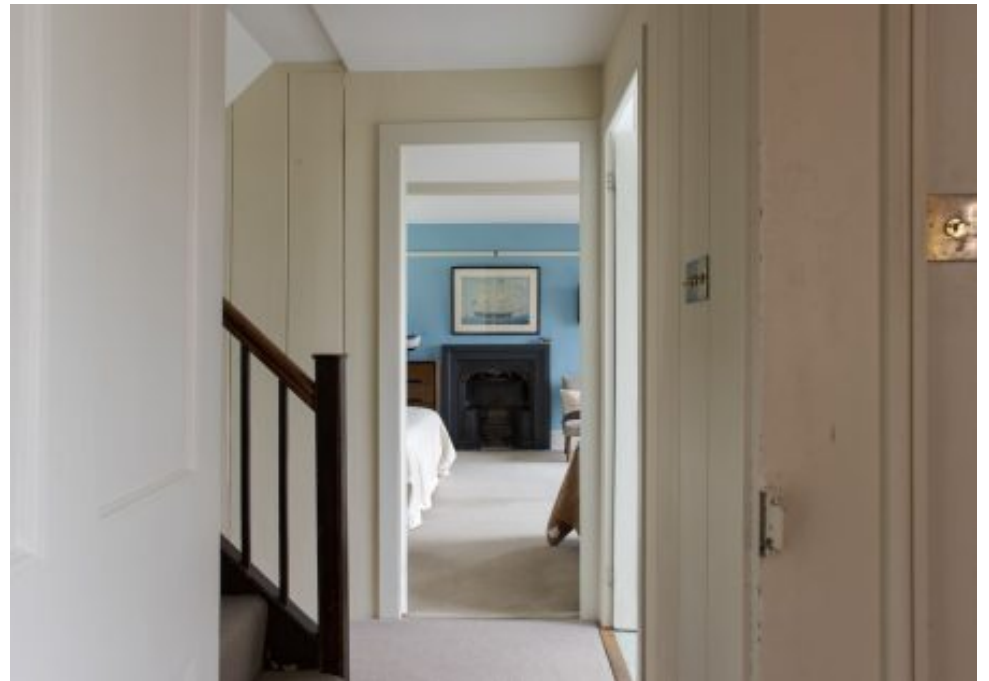
The garden is generous and south-facing, with a level lawn and uninterrupted views over open farmland. Oil-fired central heating throughout. Ballarat sits within easy reach of St Helier, Waitrose, and an excellent range of both private and state schools at primary and secondary level.

- ✓ Period Georgian farmhouse
- ✓ Garden studio with garden access
- ✓ Original open fireplace
- ✓ Contemporary kitchen extension
- ✓ Registered home office / studio





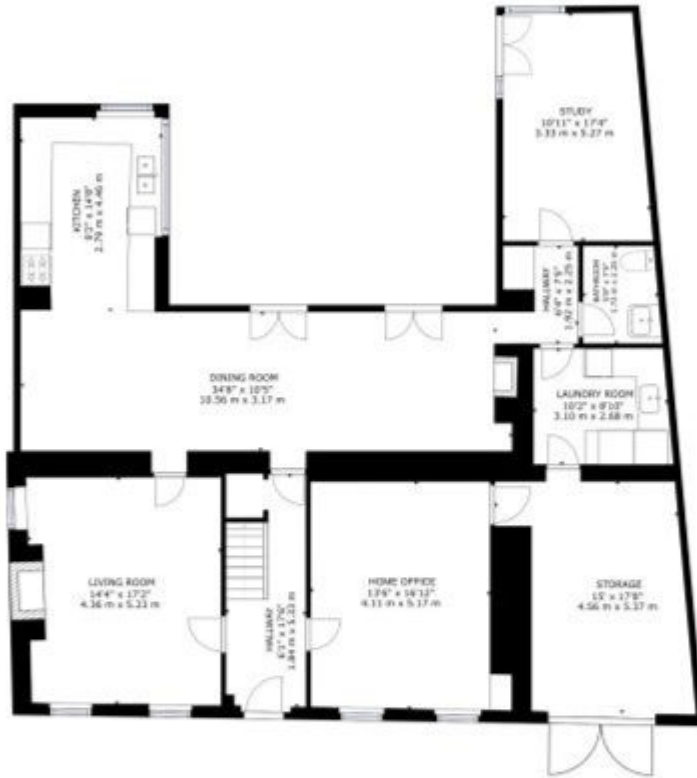








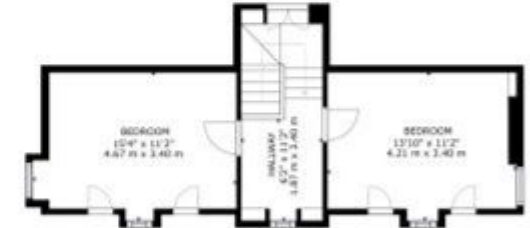




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 1807 sq ft, 167.89 m², FLOOR 2: 1022 sq ft, 94.98 m²
 FLOOR 3: 290 sq ft, 26.82 m²
 TOTAL: 3219 sq ft, 299.67 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Book a viewing

Contact us directly to schedule your viewing

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Anti Money Laundering Regulation: Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation