LA CHASSE

SOLE AGENT



7	5	8,537	14.9
BEDROOMS	BATHROOMS	SQ FT	ACRES

£4,500,000 **TRINITY**

A rare and captivating Grade III Listed farmstead, boasting a rich history dating back to the 18th century—possibly with origins as early as the 16th century.

Located in the highly desirable parish of Trinity, La Chasse is set back from the road via a private drive, offering tranquil and private living.

Exuding quintessential Jersey charm, with traditional features such as granite fireplaces and beams, La Chasse now requires comprehensive refurbishment throughout and provides an incredible canvas for a new owner.

Upon arrival at the traditional courtyard, the scale of this magnificent property becomes apparent, with vast barns, stabling, a principal dwelling, and an attached cottage—all of which are primed for further development (subject to planning permission) and present an opportunity to create an impressive home to meet your personal requirements and specifications.

The principal dwelling boasts expansive accommodation over two floors, with larger-than-average rooms, most...

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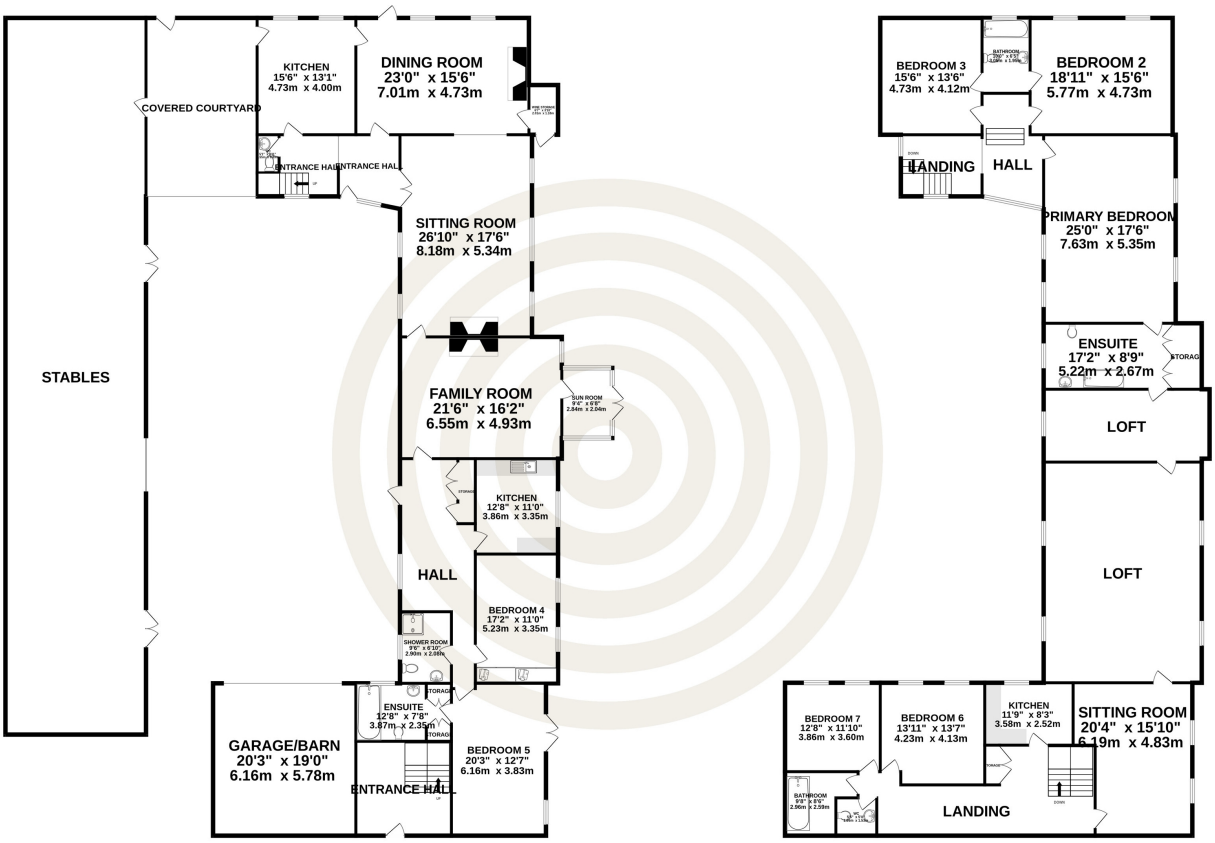







GROUND FLOOR
5225 sq.ft. (485.4 sq.m.) approx.

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

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

FIRST FLOOR

Bedroom 3	15'6 x 13'6
Bathroom	10'0 x 6'5
Bedroom 2	18'11 x 15'6
Primary Bedroom	25'0 x 17'6
Ensuite	17'2 x 8'9

FIRST FLOOR ACCOMODATION

Sitting Room	20'4 x 15'10
Kitchen	11'9 x 8'3
Bedroom 6	13'11 x 13'7
Bedroom 7	12'8 x 11'10
Bathroom	9'8 x 8'6
WC	5'5 x 5'0

KEY FACTS

Rare and captivating Grade III Listed farmstead exuding quintessential Jersey charm

Potential for further development (STP)

Large granite farmstead, barns and cottage

Set back from the road via a private drive, offering tranquil and private living

Dates back to 1847 with possible origins from 16th Century

Principal dwelling boasts expansive accommodation

Former cowsheds and stables with storage barns

Predominant south-west facing aspect

Total land area of 14.9 acres

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

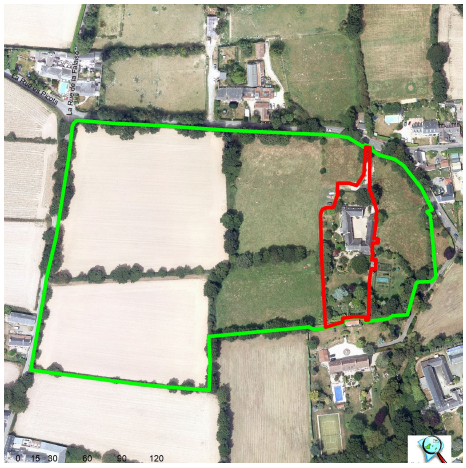
SCHOOL CATCHMENT

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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