

# GRACELANDS



**5**

BEDROOMS

**3**

BATHROOMS

**4,911**

SQ FT

**1.6**

ACRES

£2,950,000 TRINITY

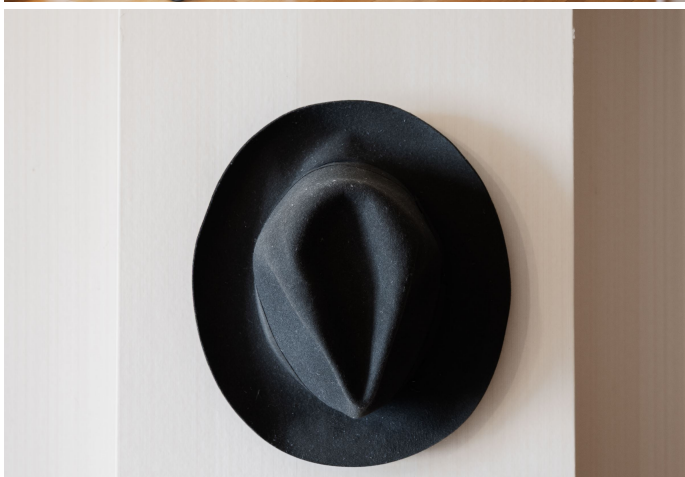
Discover this elegant five-bedroom, three-bathroom family residence, perfectly combining timeless character with spacious living. Situated in a desirable location, this substantial property is designed for both family comfort and entertaining. Inside, the home boasts multiple reception rooms, offering versatile spaces for relaxation, dining, and hosting. The interiors are filled with natural light, showcasing charming features throughout. The highlight of the home is the large primary bedroom suite, complete with its own private balcony that overlooks the beautiful, landscaped gardens — the perfect retreat at the end of the day. There are a further two double bedrooms on the first floor (one being en-suite) and a house bathroom. The top floor caters an additional two bedrooms, perfect for children or a dedicated office space. Externally, the extensive gardens provide plenty of space for children to play, outdoor dining, or simply enjoying the peace and privacy of this unique...



**LIVINGROOM**

The Channel Island Estate Agent



















**GROUND FLOOR**

|              |              |
|--------------|--------------|
| Utility Room | 10'8 x 6'6   |
| Kitchen      | 23'2 x 10'1  |
| Conservatory | 22'5 x 11'11 |
| Dining Room  | 16'8 x 10'8  |
| Snug Room    | 16'8 x 15'8  |
| Living Room  | 24'4 x 16'8  |
| Drawing Room | 24'11 x 22'8 |
| WC           | 5'3 x 4'4    |
| Cloakroom    | 6'6 x 4'6    |

**FIRST FLOOR**

|                 |              |
|-----------------|--------------|
| Bedroom 3       | 16'8 x 11'3  |
| Bathroom        | 10'9 x 6'10  |
| Bedroom 2       | 19'11 x 11'3 |
| En-Suite 2      | 11'3 x 6'6   |
| Primary Bedroom | 22'8 x 18'1  |
| En-Suite        | 11'8 x 11'7  |
| Study           | 9'10 x 6'11  |

**SECOND FLOOR**

|           |             |
|-----------|-------------|
| Loft Room | 30'7 x 29'9 |
| Bedroom 5 | 10'8 x 9'9  |
| Bedroom 4 | 10'8 x 9'9  |

**KEY FACTS**

Extensive garden with room for a swimming pool and tennis court  
 Large primary suite with private balcony  
 Double garage plus ample parking  
 Five bedrooms, three bathrooms  
 Multiple reception rooms  
 Detached family home  
 Private gated entrance

**SERVICES**

Mains water  
 Mains drains

**HEATING**

Oil fired central heating with radiators

**PARKING**

Large double garage  
 Parking for four plus vehicles

**EXTRA INFORM**

Plenty of scope for further additions such as a tennis court and swimming pool

Opportunity to extend the property subject to planning

**INCLUSIONS**

As per inventory

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.

**£2,950,000**



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