



Ballarat

Route De La Trinite



Ballarat, Route De La Trinite, Trinity, JE3 5JN

Ballarat is a handsome Georgian farmhouse, distinguished by its cream rendered façade, red painted window surrounds, elegant fanlight entrance, and steep slate roof. The interior has been thoughtfully arranged to balance period character with a creative and highly practical modern layout.

The entrance hall naturally divides the ground floor. A cosy sitting room with original floorboards and an open fireplace leads through to a striking open plan kitchen and dining space spanning the full width of the house. Here, polished concrete floors, a feature stove, and French doors opening onto the garden create a bright and inviting hub. The kitchen, set within a contemporary extension, is fitted with birch plywood cabinetry, offering a calm and functional finish.

To the rear, a beautifully designed timber lined garden studio with vaulted ceiling and full height shelving provides exceptional flexibility as a home office, studio, or retreat. A utility room, cloakroom, and garage complete the ground floor.

Upstairs, the principal suite occupies the rear of the house, enjoying open views over the garden and surrounding farmland, and includes a dressing room and en-suite bathroom. Four further double bedrooms and additional flexible workspace areas complete the accommodation.

The generous south facing garden is mainly laid to lawn and benefits from uninterrupted countryside views, making this a distinctive home that combines historic charm with modern living. There is also two - three parking spaces.



Parish: Trinity

Qualification: Qualified

Tenure: Freehold

Price £1,650,000



- Elegant Georgian farmhouse with distinctive exterior
- Period charm blended with modern design
- Open-plan kitchen and dining space
- Versatile garden studio
- Five bedrooms including principal suite
- South-facing garden with countryside views





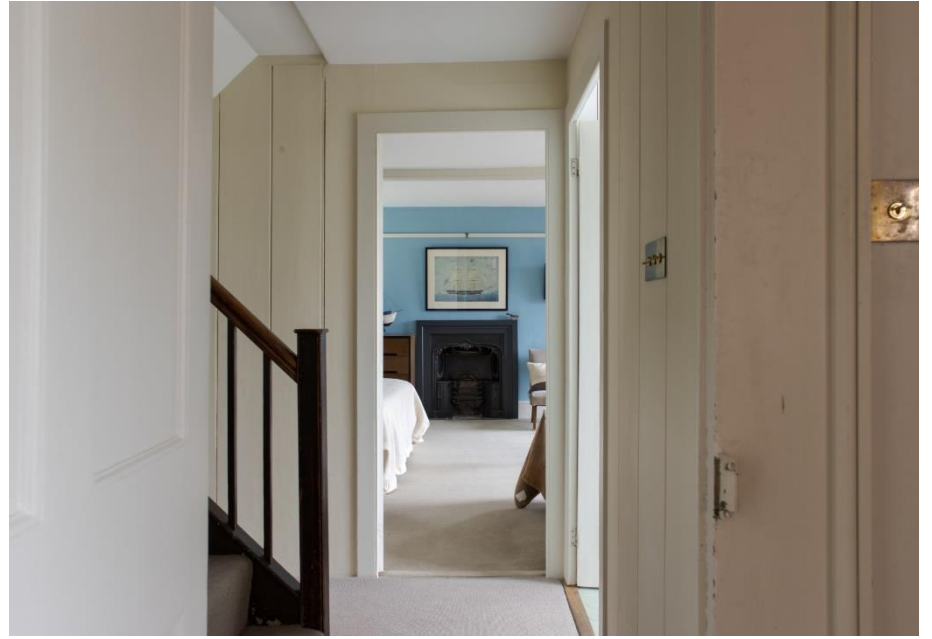


FOLLOW
YOU'RE
ART







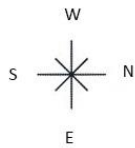
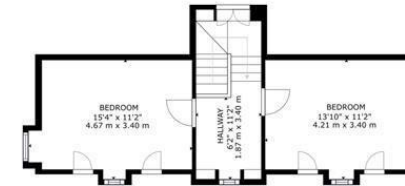
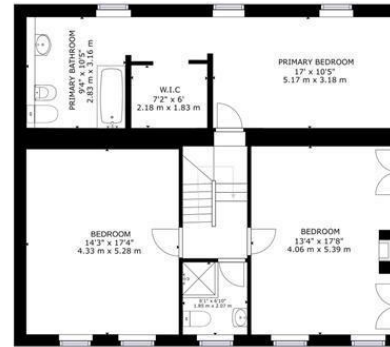
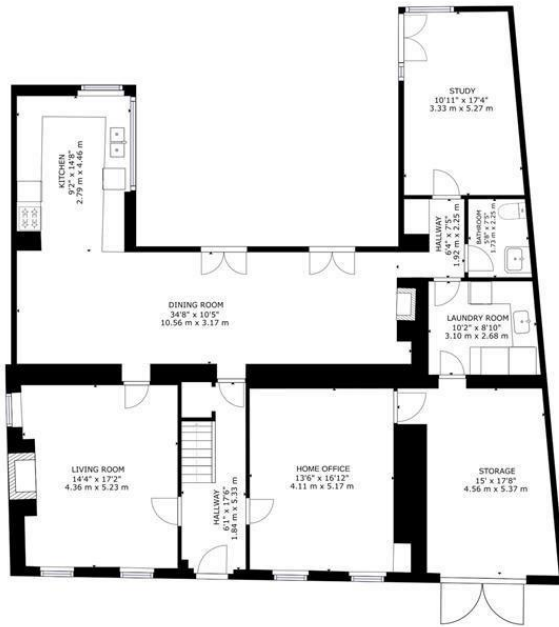












FLOOR 1

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: 390 sq ft, 36.2 m²
 TOTAL: 3219 sq ft, 299.07 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

All mains

+441534 877977

Knight Frank Jersey

37-39 Halkett Place St Helier, Jersey JE2 4WG

knightfrank.je

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank Jersey in the particulars, by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank Jersey nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank Jersey. 2. Material Information: Please note that the material information is provided to Knight Frank Jersey by third parties and is provided here as a guide only. While Knight Frank Jersey has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller’s Lawyer. Particulars dated 01/04/2026. All information is correct at the time of going to print.

