



MILL FARM

St. Martin Jersey

*A Quintessential Jersey
Historic Residence*

Hunt | Estates

A COUNTRY SETTING BY THE COAST

Sensitively blending a former water mill, that dates back to the early seventeenth century, with the later addition of a farmhouse, this impressive property now incorporates a fabulous contemporary extension that is ideal for modern day living. This beautiful and tastefully equipped home combines the coolness of granite in the summer with the ability to bring warm sunny days into your home through the large glass sliding doors to the main living areas.

Located in the east of the island near the coast, this impeccably maintained home is set behind electric gates. On approach you are immediately drawn to this picturesque Jersey scene with its landscaped and lawned gardens, through which runs a gently bubbling stream.

The property is well located for many wonderful amenities to enjoy; it is a moment's walk to the sea, and nearby are coastal picnic areas, the breakwater at St. Catherine's Harbour with its café and many water sports in which to partake. Nearby St. Catherine's woods provides a wonderful place to explore nature with the children and great for dog walks too.

Just a short drive away is the Royal Bay of Grouville with its golden sands, picturesque Gorey harbour and the magnificent Mont Orgueil Castle. There are many harbour-side restaurants, pubs and cafes to enjoy whilst relaxing and looking out to sea, beneath one of Jersey's main heritage attractions.

As you enter the property, through the modern extension, there is a light and airy feeling with a double-height-ceiling hall, allowing the light to flood-in. Leading from the hall is the voluminous modern living room, a guest cloakroom and doors to the impressive 40ft kitchen dining room. The modern extension, built in the last ten years to high standards, adjoins the old farmhouse which now provides a delightful formal sitting room with real fire. The guest suite is located on the ground floor in the original mill and has its own sitting room, bathroom and door to private outdoor area.

In addition there is a laundry/preparation room, plant room and a separate staircase leading to an office. On the first and second floor are four bedroom suites, all equipped with spacious, quality marble bathrooms. There is also a nursery/study.

The extensive grounds and lawned gardens extend to the border of Rozel Manor. A stream runs through the land and out to the sea. The property also owns the cotil and a field currently used as a paddock. There is easily room for a swimming pool (subject to planning permission) and the whole area is some five acres (10.5 verges). There is a double garage with electric door as well ample guest parking.

If you would like a home that is both set in the country and by the coast, like both traditional and modern homes, then this luxury property has the perfect combination.



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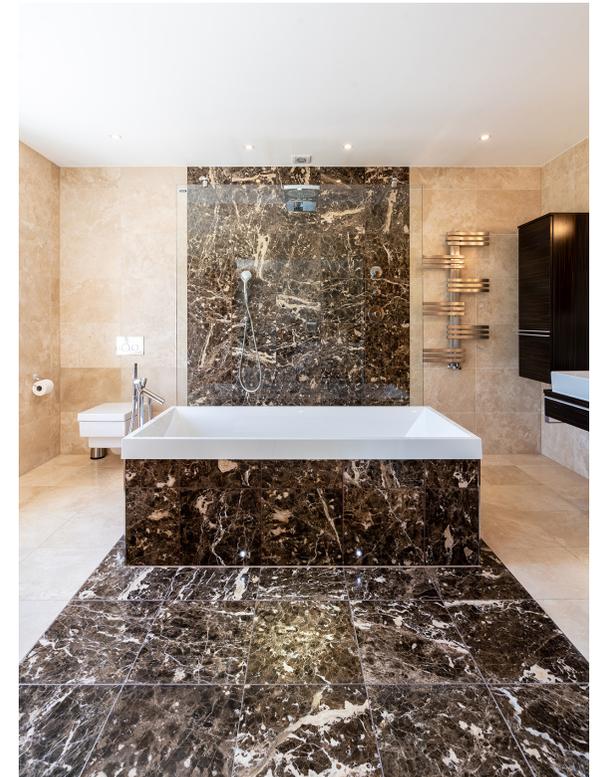


“Where the heart of the home blends with the outside”





“The master suite enjoys a luxury bathroom and walk-in dressing room”





*“All bedrooms enjoy quality
marble en suite bathrooms”*

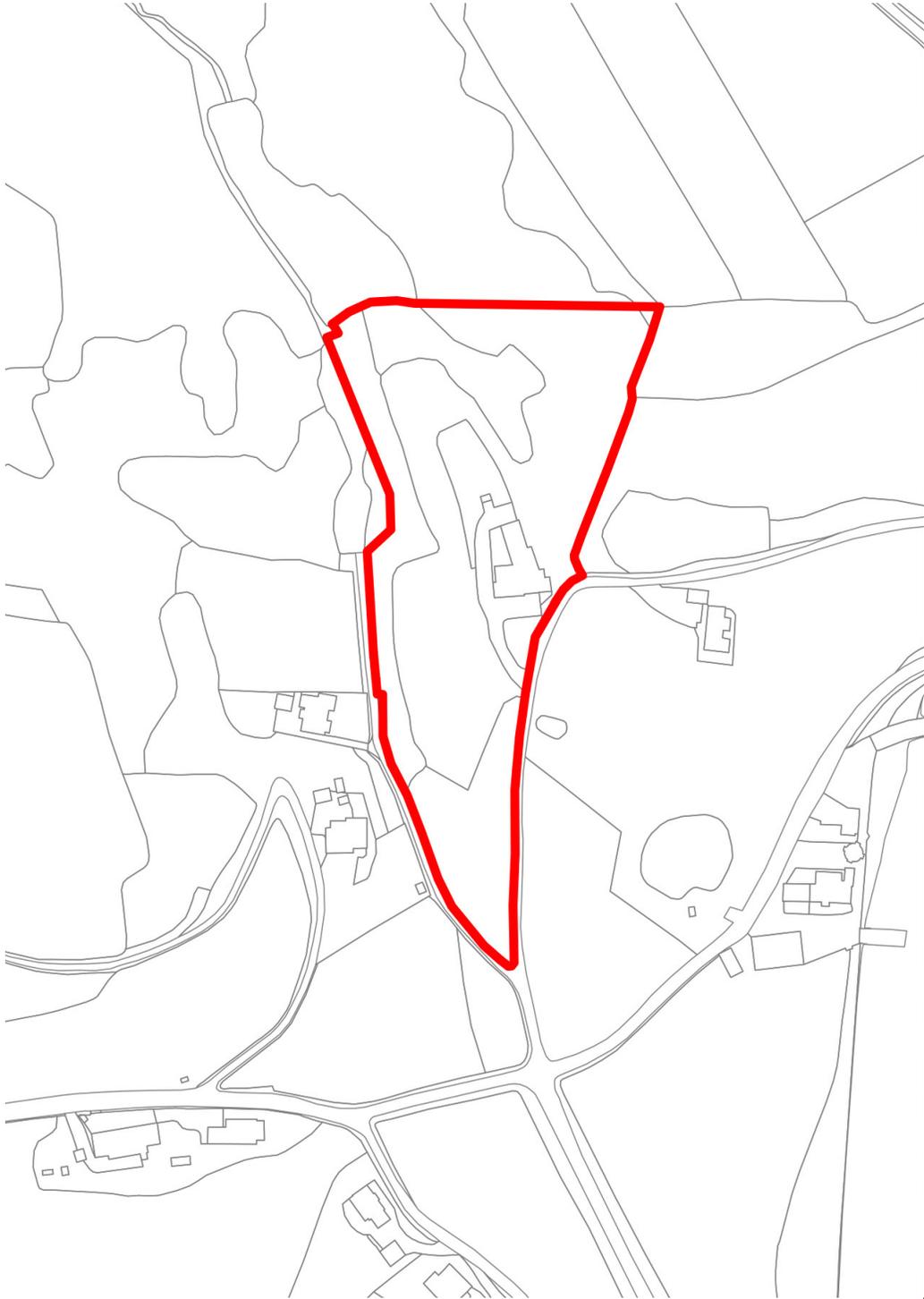


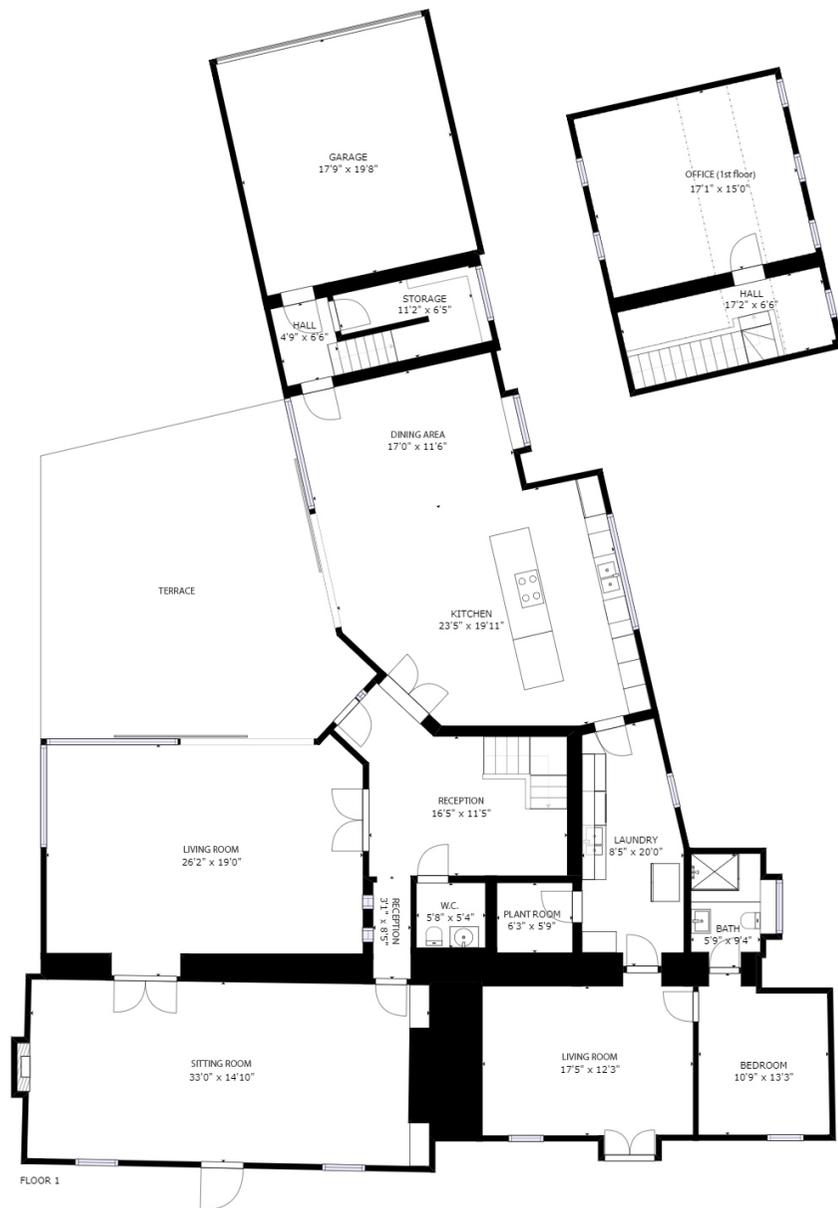


*“A guest suite set in the
seventeenth century mill”*

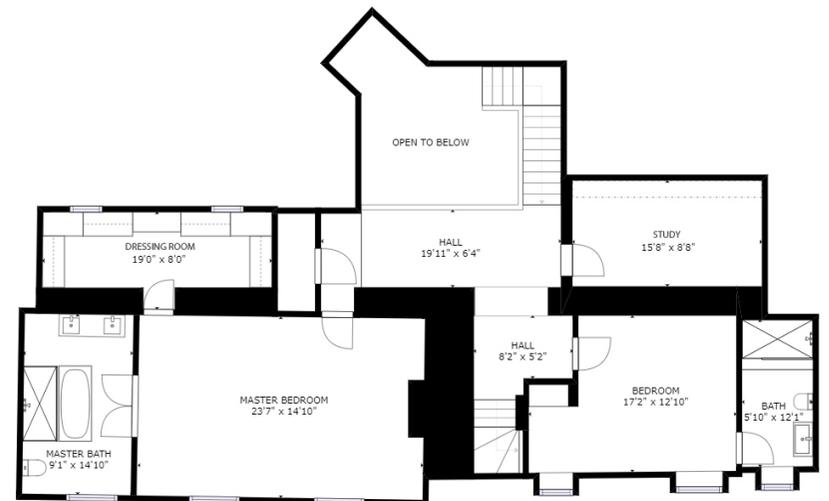




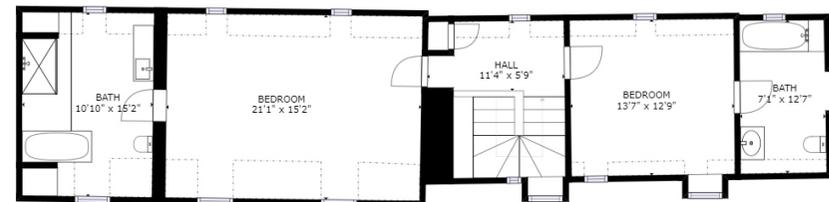




FLOOR 1



FLOOR 2



FLOOR 3

MILL FARM

GROSS INTERNAL AREA
 FLOOR 1: 2812 sq ft, FLOOR 2: 1648 sq ft
 FLOOR 3: 760 sq ft, EXCLUDED AREAS:
 GARAGE: 348 sq ft, REDUCED HEADROOM BELOW 1.5M: 439 sq ft
 TOTAL: 5220 sq ft / 484 sq m
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MILL FARM FEATURES

- Double height entrance hall
- Contemporary bright living room with sliding glass door
- Traditional sitting room with real fire
- 40 ft kitchen/diner with sliding glass door
- Sun terrace
- 4 bedrooms with en suite bathrooms to the main house
- One bedroom ground floor guest suite with living room
- Nursery/study
- Separate office
- Utility/preparation room
- Double garage
- Paddock
- Lawns and natural grass areas

Services:

Mains water
Electricity
Sealed Septic tanks
Oil fired underfloor central heating
Fibre optic data connection
Two private water boreholes

Category & Tenure: Entitled and Freehold

Nearby Schools:

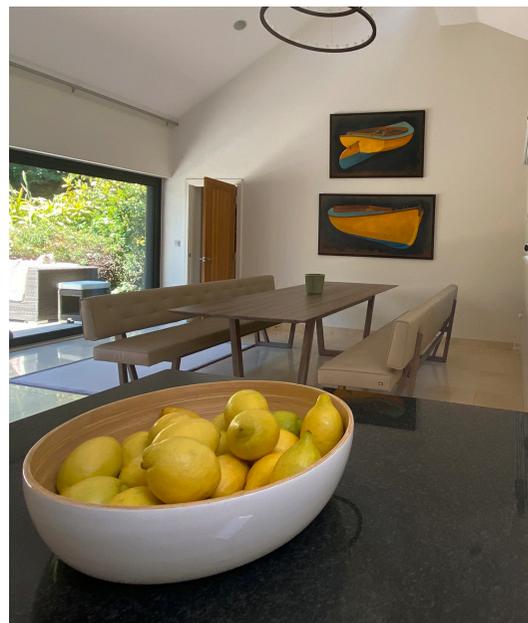
St Michael's School
Grouville School
St Martin's School

Royal Jersey Golf course:

3.85 miles (6.2km)

Airport: 9.9 miles (16km)

St. Helier: 5.2 miles (8.4km)



THE BEAUTIFUL ISLAND OF JERSEY



Close to France and less than an hour's flight away from London, Jersey's strategic location makes travel easy whether you're taking your family skiing, spending the weekend in the city or visiting business contacts.

Unspoilt beaches. Clean and pure sea air. World class restaurants. High quality leisure facilities. Conveniently close to international business centres, but far enough away to enjoy a relaxed lifestyle in a tranquil and secure location. Moving to Jersey offers a pace of life that gives you and your family space to thrive.

From white sandy beaches to dramatic cliff top views, from woodland to rolling farmland, and from cosmopolitan marinas to historic fishing harbours, there is a piece of paradise for everyone. With 48 miles of coastline and unspoilt countryside never more than minutes from your

door, Jersey offers a unique quality of life where you can live the city life...just not in the city.

Fine dining restaurants, areas of outstanding natural beauty, golf courses overlooking the sea, living in Jersey means everything you want to do is within easy reach.

Finding a jurisdiction that can offer you the very best tax advantages might be a motivation, but selecting a location to become your new home is about much more.

With major financial centres only a short flight away, moving to Jersey puts you at the hub of a world-wide travel network. Jersey's airport and private airfield is easy to access, so you can be home quickly, ready to slip back into the island's relaxed pace of life.

