



Old Mill House

Ville Amphrey, St Martins, GY4 6DP

£850,000

LOCAL MARKET

SOLE AGENT

A charming semi-detached farmhouse which has been thoroughly renovated and modernised, situated in a sought-after lane in St Martin's, within easy reach of parish amenities, schools, scenic cliff walks and the picturesque Moulin Huet Valley.

Dating back to circa 1740, the property combines many character features with modern comforts and offers well-presented accommodation including a lounge, dining room, kitchen, utility room, two double bedrooms and two shower room along with a large attic space.

Externally, a spacious courtyard style garden is arranged over terraced levels incorporating a mix of paving gravelled areas and planters, ideal for alfresco dining. A useful outbuilding is currently used as a home office and utility and there is parking for 4 cars.

School catchment: St Martin's Primary School / Les Beaucamps High School

Key facts



- Lovely farmhouse dating back to the 1740's
- Desirable location in St Martins
- 2 large bedrooms, 2 shower rooms
- Sympathetically modernised throughout
- Parking for 4 vehicles, useful outbuilding

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GUERNSEY'S ESTATE AGENT





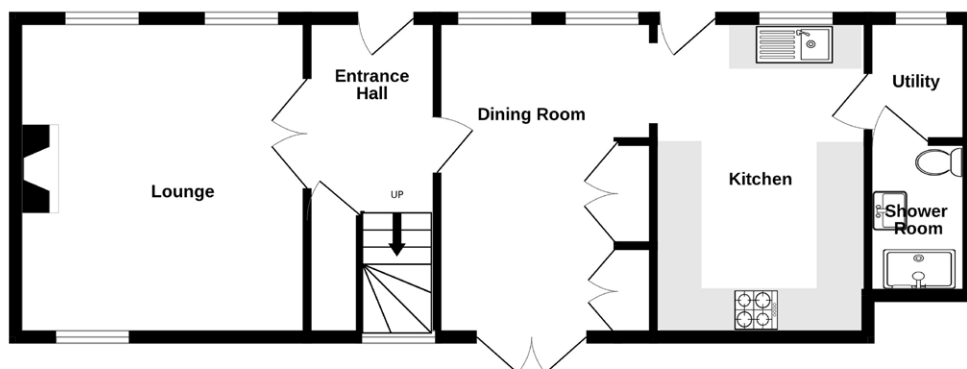




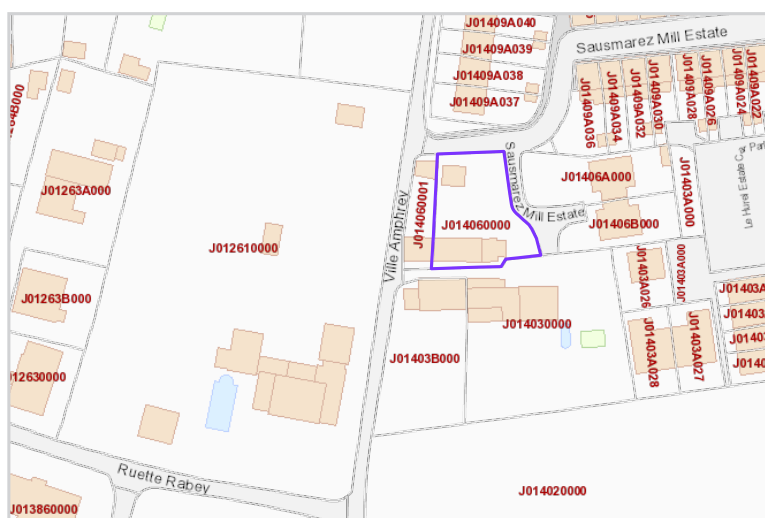
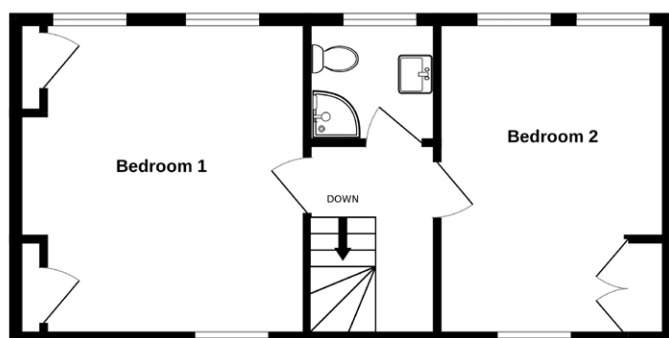


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

14'8 x 5'9 (4.5m x 1.8m)

Lounge

14'4 x 13'1 (4.4m x 4m)

Dining room

13'8 x 9'6 (4.2m x 2.9m)

Kitchen

13'3 x 9'6 (4.1m x 2.9m)

APPLIANCES

- Hotpoint dishwasher
- Rangemaster oven and gas hob
- Extractor fan
- Hotpoint fridge freezer

Utility room

5'4 x 4'4 (1.6m x 1.3m)

Shower room

5'9 x 5'1 (1.8m x 1.6m)

FIRST FLOOR

Landing

7'7 x 7'4 (2.3m x 2.2m) Stair to attic.

Shower room

6' x 5'6 (1.8m x 1.7m)

Bedroom 1

14' x 13' (4.3m x 4m)

Bedroom 2

13'9 x 11'3 (4.2m x 3.4m)

EXTERIOR

The property is approached off the road onto a private driveway of which Old Mill House has a right of way. There is space to park 4 vehicles.

A timber outbuilding measuring 14'6 x 12'3 (4.5m x 3.7m) houses a Hotpoint tumble dryer and Beko washing machine, and makes a useful home office.

There is a lovely, terraced garden laid to patio with planted borders with spaces designed for alfresco dining and relaxing plus a greenhouse.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, under floor heating in the kitchen, utility and dining room, electric radiators in remaining rooms, uPVC double glazing.

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The Story of Old Mill House

For purchasers seeking a home with genuine heritage, Old Mill House offers an exceptional connection to Guernsey's past.

Historical research undertaken by respected Guernsey historian Hugh Lenfestey identified Old Mill House as the probable miller's dwelling associated with the nearby windmill at Ville Amphrey. Records indicate that buildings existed on this site as early as 1511, although the present farmhouse is believed to have been constructed between 1725 and 1741 during the ownership of Jean Andros, Seigneur of the Fief.

The property is regarded as a traditional five-bay Guernsey farmhouse and, during the eighteenth century, would have been the nearest dwelling to the windmill serving the surrounding area. The name "Old Mill House" is thought to reflect this historic association.

For more than two centuries the house formed part of the de Saumarez estate before being acquired in private ownership by Albert Charles de Moulipied in 1960. The property remained within the de Moulipied family until 1988, subsequently passing to Dennis and Sandra McKane before being acquired by the current owners in 2012.

Since 2012, significant investment has been made in the preservation and restoration of the house, including extensive structural and decorative improvements designed to safeguard its future while respecting its historic character.

Today, Old Mill House offers a rare combination of period authenticity, fascinating local history and modern living, all set within one of St Martin's most picturesque and desirable locations.

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