



Kings Mills Farm

Kings Mills, Castel, GY5 7JT

£2,495,000

Stunning listed Guernsey longhouse | Wonderful location in Kings Mills

Five bedrooms and guest cottage | Characterful and spacious reception rooms

Indoor pool complex | Beautifully presented throughout | Garaging and plenty of parking

Private, sunny gardens, site of 1.5 acres



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU















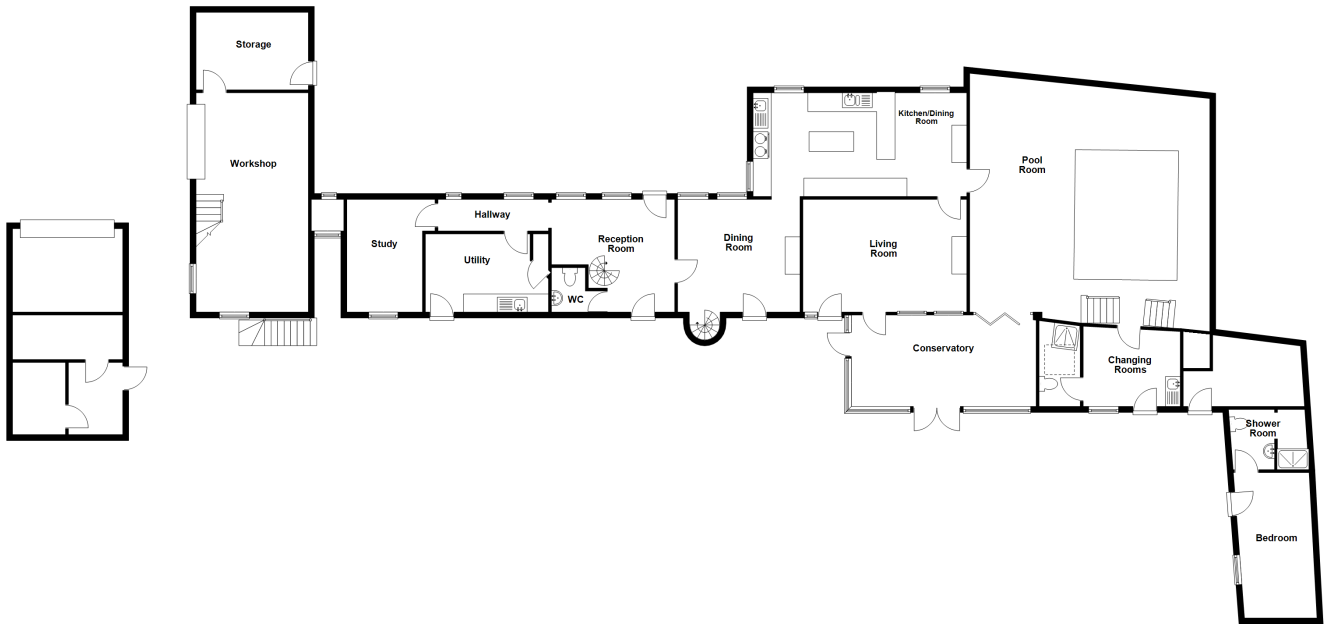
Guest House



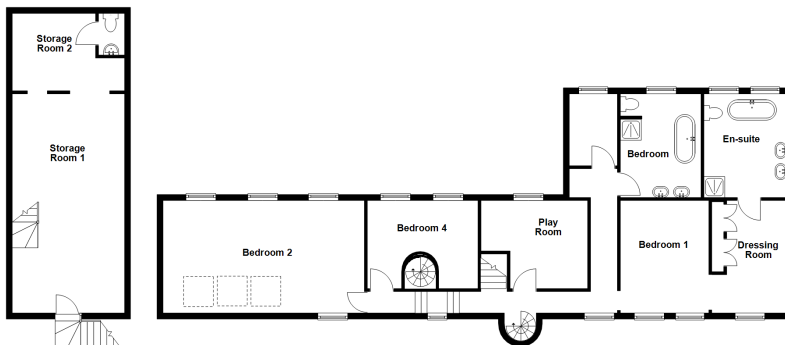




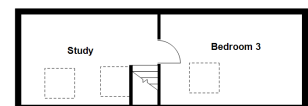
Ground Floor



First Floor



Second Floor



About Kings Mills Farm

A stunning traditional listed Guernsey longhouse in an enviable location within easy reach of the west coast, 'Kings Mills Farm' dates back to the 15th Century and offers characterful, spacious and highly versatile living to meet the requirements of modern family living. The property has been beautifully maintained and offers spacious reception rooms, three with working fireplaces, and a beautiful kitchen/breakfast room at the heart of the home. An indoor pool complex completes the ground floor highlights. Upstairs the bedrooms feature a super master suite and large playroom that offers a multitude of options. In addition, there is a guest cottage and outside a charming courtyard and private and sun filled gardens of around 1.5 acres.

ACCOMMODATION COMPRISING

Reception Room

16'8" x 16'5" (5.08m x 5m)

Separate WC

6'4" x 6'1" (1.93m x 1.85m)

Hallway

17' x 3'11" (5.18m x 1.2m)

Utility Room

18'1" x 11'1" (5.5m x 3.38m)

Study

16'5" x 11'7" (5m x 3.53m)

Workshop

35'5" x 19'1" (10.8m x 5.82m)

Storage Room

19'1" x 12'5" (5.82m x 3.78m)

Dining Room

17'5" x 16'5" (5.3m x 5m)

Living Room

22'10" x 16'5" (6.96m x 5m)

Kitchen / Dining Room

28'10" x 12'1" (8.8m x 3.68m)

Conservatory

31'1" x 13'1" (9.47m x 4m)

Pool Room

55'6" x 41' (16.92m x 12.5m)

Changing Rooms

15'9" x 13'1" (4.8m x 4m)

Shower Room

13'1" x 6'1" (4m x 1.85m)

FIRST FLOOR

Hall

25'10" x 16'5" (7.87m x 5m)

Playroom

30'8" x 16'5" (9.35m x 5m)

Bedroom 2

14'2" x 13' (4.32m x 3.96m)

Bedroom 4

14'6" x 13' (4.42m x 3.96m)

Utility Room

8'8" x 7'2" (2.64m x 2.18m)

Bathroom

13' x 11'6" (3.96m x 3.5m)

Bedroom 1

15'6" x 12'6" (4.72m x 3.8m)

Dressing Room

15'6" x 10'10" (4.72m x 3.3m)

Ensuite Bathroom

13' x 11'10" (3.96m x 3.6m)

Storage Room 1

33'7" x 19' (10.24m x 5.8m)

Storage Room 2

19' x 14'3" (5.8m x 4.34m)

Separate WC

8' x 5'7" (2.44m x 1.7m)

SECOND FLOOR

Bedroom 3

17'6" x 13' (5.33m x 3.96m)

Study

13' x 11'6" (3.96m x 3.5m)

GUEST HOUSE

Bedroom

25'1" x 8'7" (7.65m x 2.62m)

Separate WC

8' x 5'3" (2.44m x 1.6m)

Shower Room

8' x 3'4" (2.44m x 1.02m)

Appliances

Aga, Neff oven, hob, Hotpoint microwave, Amana fridge/freezer, Neff dishwasher, Hotpoint washing machine, Hotpoint tumble dryer

TRP: 1081

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electricity and water. Cesspit drainage. Oil fired central heating.

Construction: Granite.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Price excludes: Miele washing machine, Miele tumble dryer, Indian silk embroidered curtains in Sitting Room

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