



Kings Mills House

£2,900,000

Open Market Sole Agent



Beautiful character farmhouse

Close to west coast beaches

Four bedrooms, all ensuite

Converted detached barn

Workshop and good storage

South facing manicured and mature gardens

Parking and single garage





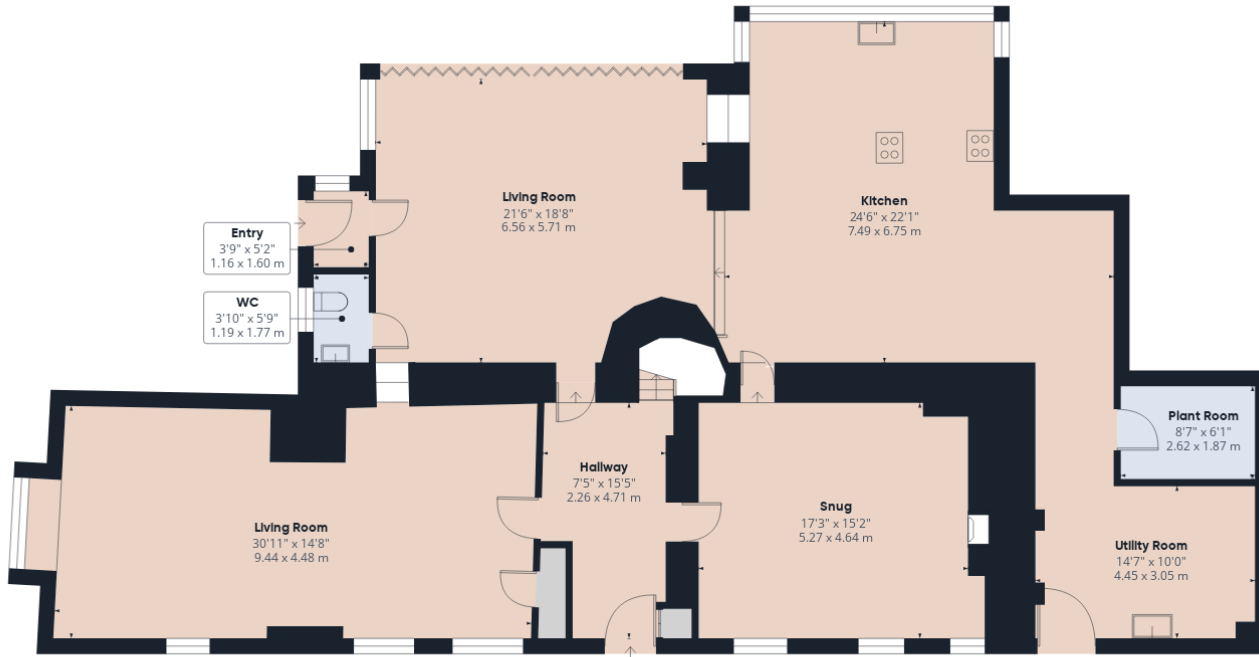












Approximate total area⁽¹⁾

4842 ft²

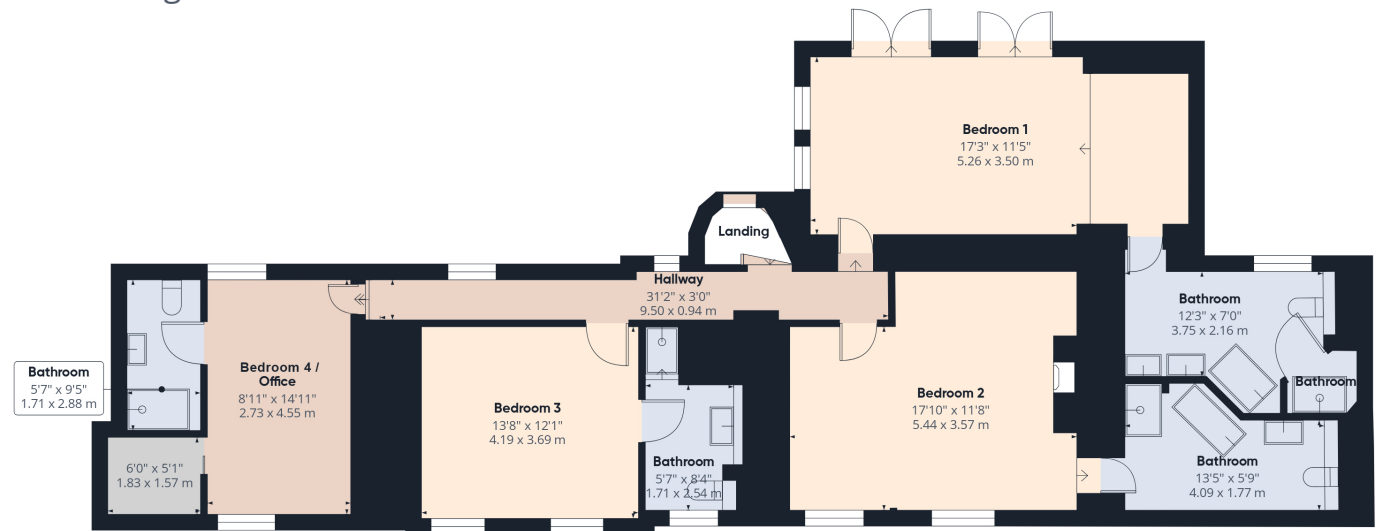
449.9 m²

Balconies and terraces

19 ft²

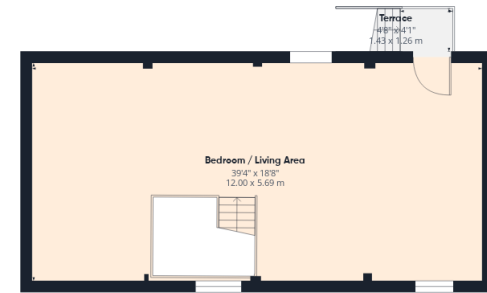
1.8 m²

Ground Floor Building 1

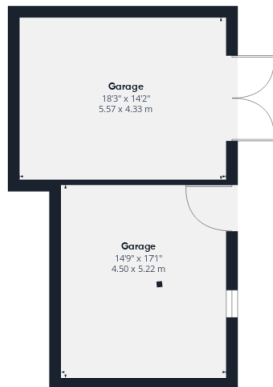




Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

About Kings Mills House, Kings Mills Road, Castel, GY5 7JT

Kings Mills House is a beautiful listed farmhouse situated in the parish of Castel within easy reach of the west coast beaches and La Grande Mare Golf & Country Club. This wonderful family home offers traditional with practical day to day living. It has four good size double bedrooms all ensuite, large living room with a feature modern 360 glass wood burning stove dividing the two sitting areas and a snug/tv room with a traditional wood burning stove. There is a fantastic day room featuring a large glazed roof lantern and bi-fold doors, which open out to the sunny patio area. The kitchen/breakfast room is finished with a solid wood kitchen and granite worktop along with an electric Aga and all the normal appliances expected in a modern kitchen. Outside there is a detached converted barn consisting of an open plan living room/bedroom on the first floor. There is a good sized workspace/office and shower room on the ground floor. This would be ideal for an independent relative or further reception space. There is another detached barn converted into a workshop and single garage. The beautiful private gardens are mature and manicured, complete with sandstone patios. This house has all the elements of a fantastic family home.

ACCOMMODATION COMPRISING

Entrance Hall

15'5" x 7'6" (4.7m x 2.29m)

Doors to sitting room, dining room and family room.

Sitting Room

31' x 14'7" (9.45m x 4.45m)

Large room split into two sitting areas with a modern circular glass wood burning stove. Triple aspect.

Dining Room / Snug

17'5" x 15'1" (5.3m x 4.6m)

Wood burning stove. Windows to front.

Cloakroom

5'9" x 3'11" (1.75m x 1.2m)

Fitted with a two piece white suite. Window to side.

Back Entrance

5'3" x 3'9" (1.6m x 1.14m)

Stable door.

Day Room

21'1" x 19'1" (6.43m x 5.82m)

Bi-fold doors to the patio, large glazed roof lantern, with interchangeable colour lighting. Door to back entrance and door to cloakroom. Opening measuring 2.42m into kitchen/diner.

Kitchen / Diner

15'11" x 21'11" (4.85m x 6.68m)

Fitted with a range of solid wood base units with granite work surfaces. Gas hob, electric two oven aga, Miele conventional oven, American style fridge freezer, Neff dishwasher, Daikin air conditioning unit, integrated wine fridge. Opening measuring 2.95m into...

Rear Hall

27'11" x 4'9" (8.5m x 1.45m)

Fitted wall and base units matching those in the Kitchen with granite work surfaces. Door to...

Boiler Room

Two Boulter boilers. Two pressurised water system and pump. Opening measuring 1.49m into...

Utility Room

9'11" x 10'5" min (3.02m x 3.18m min)

and 4.46m max. Range of wall and base units with large Belfast sink and drainer. Rear stable door gives access to outside.

Returning to the hallway a Tourelle staircase leads to...

FIRST FLOOR

Hallway

32'6" x 3'4" (9.9m x 1.02m)

Master Bedroom

22'4" x 11'3" (6.8m x 3.43m)

Fitted with six door run of built in wardrobes and fitted drawer unit. Two double doors lead out onto a balcony area overlooking the gardens.

Ensuite Bathroom

12'10" x 6'11" min (3.9m x 2.1m min)

and 2.92m max. Fitted with a five piece white suite including steam room. Window to rear.

Bedroom 2

16'5" x 15'6" (5m x 4.72m)

Six door run of built in wardrobes and fitted drawer unit. Two windows to the front.

Ensuite Bathroom

14'1" x 5'9" min (4.3m x 1.75m min)

and 2.45m max. Fitted with a four piece white suite. Window to front.

Bedroom 3

13'9" x 11'11" (4.2m x 3.63m)

Window to front.

Ensuite Bathroom

8'3" (2.51) min x 11'7" (3.52) max

and 1.82m. Fitted with a three piece white suite.

Bedroom 4 / Office

14'10" x 8'11" (4.52m x 2.72m)

Built in walk in wardrobe measuring 1.73m x 1.52m Windows to front and rear.

Ensuite Shower Room

9'3" x 5'4" (2.82m x 1.63m)

Fitted with a three piece white suite.

Garage / Workshop

18'5" x 14'1" (5.61m x 4.3m)

Racks with wooden shelving and two large stable doors.

CONVERTED BARN

Office Area

15'5" min x 22'8" max (4.7m min x 6.9m max)

Stable door to entrance. Boiler cupboard. Fitted Belfast sink unit. Door to...

Shower Room

9'10" x 3'8" min (3m x 1.12m min)

and 2.03m max. Fitted with a three piece white suite.

Living Area

38'9" x 18'7" (11.8m x 5.66m)

Divided into bedroom space and living space. Could also be used as a family room or play room. Vaulted ceiling and exposed beams. Windows to front and stable door to rear with staircase leading to the patio area.

OUTBUILDING

Garage

16'8" x 9'4" (5.08m x 2.84m)

Mezzanine storage area. Houses the electric gate.

Workshop

17' x 15'1" (5.18m x 4.6m)

Viewing: By appointment

Possession: By arrangement

Services: Mains electricity and water. Cesspit drainage. Full central heating.

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