

MONT PLAISANT HOUSE

SOLE AGENT



6

BEDROOMS

5

BATHROOMS

6,237

SQ FT

6.0

ACRES

£3,995,000 OPEN MARKET, CASTEL

This beautiful manor house stands proudly and centrally on its large and private plot, occupying 6 acres of land. Accessed via a long driveway, Mont Plaisant House offers substantial family accommodation. Set over four floors, the lower ground floor provides a superb kitchen, garden room, and a choice of reception rooms. The ground floor features a spacious entrance hall with beautiful reception rooms that showcase views over the stunning grounds. Further accommodation comprises five bedrooms, with the exquisite primary bedroom suite occupying the top floor and offering fantastic island views. Adjacent to the house is a guest cottage, which could be used for visitors, staff, or as a home office. In addition, there is garaging for three vehicles and a stable block. This impressive home warrants viewing to truly appreciate all that is on offer at Mont Plaisant House.



LIVINGROOM

The Channel Island Estate Agent















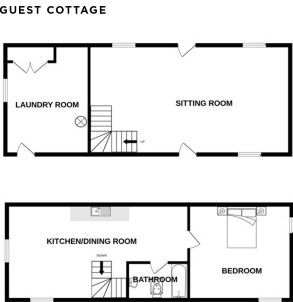
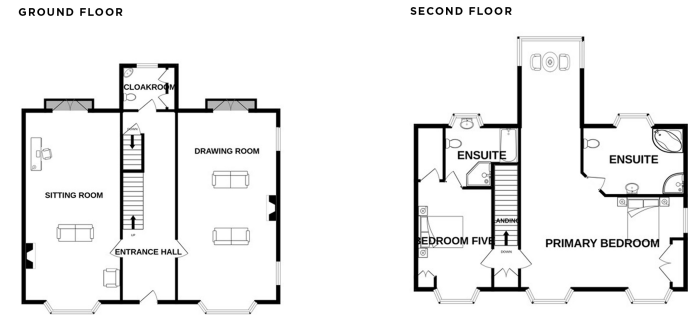






TOTAL FLOOR AREA: 6,237 SQ.FT (579.4 SQ.M) APPROX.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOWER GROUND FLOOR

| | |
|------------------------|--------------|
| Kitchen/breakfast room | 26'0 x 13'8 |
| Hall | 13'2 x 8'3 |
| Boot room | 14'3 x 6'9 |
| Cloakroom | 4'9 x 3'7 |
| Dining room | 13'4 x 12'3 |
| Snug | 13'4 x 12'0 |
| Conservatory | 25'6 x 18'7 |
| Garden room | 28'0 x 25'6 |
| Laundry room | 15'6 x 11'11 |
| Garages | |

GROUND FLOOR

| | |
|---------------|-------------|
| Entrance hall | 26'9 x 7'8 |
| Drawing room | 26'9 x 14'2 |
| Sitting room | 26'9 x 13'8 |
| Cloakroom | 7'8 x 6'3 |

FIRST FLOOR

| | |
|-------------------|-------------|
| Landing | 26'9 x 7'8 |
| Bedroom two | 15'0 x 13'4 |
| En-suite bathroom | 15'0 x 13'0 |
| Bedroom three | 15'0 x 13'4 |
| Bedroom four | 15'0 x 12'9 |
| Shower room | 7'9 x 6'3 |

SECOND FLOOR

| | |
|-------------------|-------------|
| Primary bedroom | 35'3 x 23'1 |
| En-suite bathroom | 13'8 x 9'2 |
| Bedroom five | 14'4 x 10'4 |
| En-suite bathroom | 10'7 x 9'6 |
| Storage | 7'0 x 3'8 |

GUEST COTTAGE

| | |
|---------------------|-------------|
| Sitting room | 28'7 x 15'6 |
| Kitchen/dining room | 26'0 x 13'7 |
| Bedroom | 15'4 x 13'4 |
| Bathroom | 8'8 x 5'4 |

KEY FACTS

An impressive Manor House in the heart of Castel
Far reaching countryside and coastal views
Occupying 6 acres of land
Great balance of reception space and bedrooms
Triple garaging and parking for multiple vehicles
Extensive gardens and land with a stable block

SERVICES

Mains services

DRAINAGE

Cesspit

HEATING

Oil central heating

APPLIANCES

AGA
Gaggenau oven
Gaggenau hob
Gaggenau microwave
Sub-zero fridge/freezer
Bosch dishwasher

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£3,995,000



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