KINGS MILLS FARM



5	4	9,096	1.5
BEDROOMS	BATHROOMS	SQ FT	ACRES

£2,495,000 LOCAL MARKET, CASTEL

Livingroom is delighted to offer this beautifully renovated, Guernsey granite farmhouse situated in the heart of the idyllic Kings Mills area - only moments away from Vazon Bay. Set within 1.5 acres of stunning mature grounds, Kings Mills Farm has been lovingly maintained by the current owners, seamlessly combining period charm with modern additions. The flexible accommodation offers a wonderful balance between reception spaces and bedrooms - to provide the epitome of family living. In addition, there is an impressive indoor pool complex along with various entertaining spaces including a superb games room. Externally, the charming courtyard leads to manicured verdant gardens and terraced areas with panoramic views towards the coast. There is also a guest cottage provides useful accommodation for two-generation living/visitors or staff. Extensive parking, workshop, storage and garaging complete this magnificent home, highly deserving of closer inspection.

LIVINGROOM
The Channel Island Estate Agent

























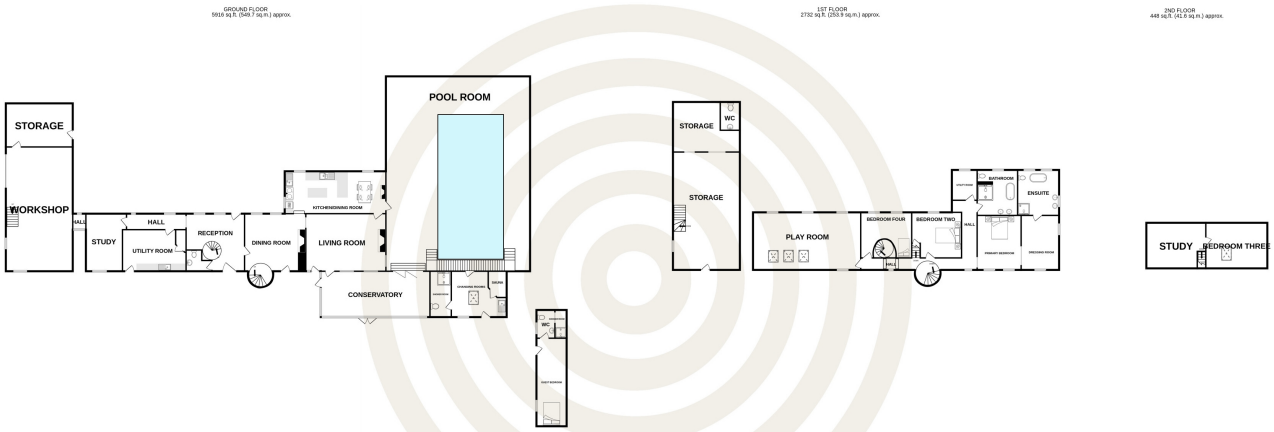








FLOORPLAN KINGS MILLS FARM



TOTAL FLOOR AREA : 9096 sq.ft. (845.1 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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GROUND FLOOR

Reception	16'5 x 16'8
WC	6'1 x 6'4
Hall	4'7 x 17'0
Utility room	11'1 x 18'1
Study	16'5 x 11'7
Workshop	35'5 x 19'1
Storage	12'5 x 19'1
Dining Room	16'5 x 17'5
Living Room	16'5 x 22'10
Kitchen/Dining Room	12'1 x 28'10
Conservatory	13'1 x 31'1
Pool Room	55'6 x 41'0
Changing Rooms	13'1 x 15'9
Shower Room	13'1 x 6'1

FIRST FLOOR

Hall	25'10 x 16'5
Play Room	16'5 x 30'8
Bedroom Two	13'0 x 14'2
Bedroom Four	13'0 x 14'6
Utility Room	7'2 x 8'8
Bathroom	11'6 x 13'0
Primary Bedroom	15'6 x 12'6
Dressing Room	15'6 x 10'10
Ensuite	13'0 x 11'10
Storage	33'7 x 19'0
Storage	19'0 x 14'3
WC	5'7 x 8'0

SECOND FLOOR

Bedroom Three	17'6 x 13'0
Study	116'11 x 13'0

GUEST HOUSE

Guest Bedroom	25'1 x 8'7
WC	8'0 x 5'3
Shower	8'0 x 3'4

KEY FACTS

Beautifully renovated granite farmhouse in the heart of Castel

Steeped in history with an abundance of period charm

Fantastic family kitchen with fireplace

Charming 1.5 acre grounds with coastal views

Guest cottage in the grounds

Stunning indoor swimming pool complex

Parking for multiple vehicles, garaging and workshop/storage

Beautifully maintained with great care and attention to detail

SERVICES

Mains

DRAINAGE

Mains

HEATING

Oil

APPLIANCES

Neff oven

AGA

Hob

Hotpoint microwave

Amana fridge freezer

Neff dishwasher

Hotpoint washing machine

Miele washing machine

Hotpoint dryer

Miele dryer

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.

£2,495,000

