

L'ETOILE DU MATIN



4

BEDROOMS

3

BATHROOMS

3,336

SQ FT

£3,600,000 OPEN MARKET, CASTEL

This striking modern family home occupies an enviable elevated position above the West Coast, commanding panoramic views across the surrounding landscape. Presented in true walk-in condition, the property offers great natural light and is thoughtfully designed to fully appreciate the spectacular outlook from the principal living areas. The accommodation begins with an entrance porch leading into a generous and welcoming reception lobby with excellent storage. This floor opens into an impressive sitting room, where large picture windows perfectly frame the coastal view. The fully fitted kitchen/dining room provides an ideal space for both everyday living and opens out to the rear garden. Also on this floor is bedroom two with en-suite shower room, a cloakroom, utility room, and a spacious primary suite complete with en-suite bathroom and doors opening directly onto the rear terrace. Stairs lead to the lower floor where you will find bedroom three with a further en-suite, a separate...



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LOWER GROUND FLOOR
1510 sq.ft. (140.3 sq.m.) approx.

GROUND FLOOR
2314 sq.ft. (215.0 sq.m.) approx.



TOTAL FLOOR AREA: 3824 sq.ft. (355.3 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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UPPER GROUND FLOOR

Porch	11'10 x 9'0
Entrance hall	22'7 x 15'7
Sitting room	22'9 x 21'7
Storage	7'3 x 5'4
Kitchen/dining room	25'7 x 17'6
Utility room	17'5 x 8'9
Primary bedroom	26'0 x 17'2
Dressing room	8'2 x 5'1
En-suite bathroom	8'9 x 8'4
Bedroom two	13'9 x 12'8
En-suite bathroom	9'2 x 8'4
Cloakroom	8'5 x 4'6

LOWER GROUND FLOOR

Bedroom three	17'5 x 12'0
En-suite shower room	9'9 x 7'3
Cinema room/Snug	23'3 x 12'8
Study/bedroom four	15'6 x 8'1
Rear porch	9'4 x 8'1
WC	8'1 x 3'7
Store room	16'6 x 12'8
Garden store	24'4 x 21'2

KEY FACTS

Contemporary modern family home
Panoramic views towards West Coast
Immaculate condition throughout with new bathrooms
Luxury outdoor living with new terrace & field
Infinity swim/spa
Parking and store room

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

Rangemaster cooker
Kuppersbusch extractor unit
Sharp American-style fridge freezer

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.

£3,600,000

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Digimap Address Locator



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