



Rozel Mill

La Rue Du Moulin



Rozel Mill, La Rue Du Moulin, St Martin, JE3 6AE

Presented to the market for the first time in four decades, this exceptional coastal estate combines panoramic sea views with a beautifully renovated main house, a self-contained cottage, and a remarkable historic mill.

Approached via electric gates, a sweeping driveway winds through established, manicured gardens, setting an immediate tone of privacy and distinction. Built in granite, the principal residence offers elegant proportions, lofty ceilings, and an undeniable sense of grandeur, seamlessly blended with the comforts of modern living following an extensive and meticulous refurbishment.

At the heart of the home lies a breathtaking orangery spanning over 40 feet, designed to capture uninterrupted views of the sea. Flooded with natural light, this impressive space integrates a bespoke hand crafted kitchen with a generous central island, informal dining area, relaxed seating space, and an inviting fireside reading corner. The scale and craftsmanship are truly striking, creating a spectacular yet welcoming environment for everyday living and entertaining alike.

The property has been thoughtfully modernised with Cat 6 cabling, Lutron lighting, a Bang & Olufsen sound system, and high speed Internet connectivity.

The ground floor features a generous entrance hall leading to an inner hall, an impressive 39 foot reception room, a formal dining room, an additional sitting room, and the magnificent orangery kitchen.

Upstairs, the principal suite extends to approximately 39 feet and opens into a substantial adjoining study or dressing room, with access to a private balcony overlooking the gardens and coastline. A well-appointed en-suite bathroom completes the suite. Two further bedrooms are located on this floor—one with en-suite facilities and the other served by a family bathroom.

The second floor provides two additional bedrooms and a shared bathroom, ideal for family or guests.

The recently upgraded cottage offers flexible accommodation, including a stylish kitchen, comfortable sitting room, two double bedrooms, and a bathroom. It can be accessed internally from the main kitchen or independently from outside, making it perfect for guests, extended family, or staff.

The grounds are beautifully maintained, predominantly laid to lawn with mature planting. On the seaward side, a terrace, jacuzzi area, and outdoor dining space enjoy open views across a field within the ownership and out to the sea beyond. With direct access from the kitchen, it is perfectly suited to alfresco entertaining. A separate section of garden presents the opportunity for a kitchen garden or, subject to planning permission, a potential tennis court.

Additional features include a triple garage, generous on-site parking, and excellent ancillary storage.

Despite its scale, the property retains a warm and welcoming atmosphere, offering abundant space for family life in an exceptional coastal setting. Scenic country walks are nearby, as are the charming harbour at Rozel and the amenities of St. Martin`s Village—including a pub, café, interior design shop, M&S Food, and village school—all within easy reach.

The historic mill is a particularly notable feature. Records indicate a mill existed on the site as early as the 14th century. During the Second World War, it was requisitioned by German forces as a lookout point due to its elevated position—one of the highest on the island—with views stretching to Mont Orgueil Castle and Les Platons. Recognised as a site of special interest, it has also served as a navigation landmark over the years.

A rare opportunity to acquire a landmark home of heritage, scale, and exceptional coastal beauty.



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Parish: St Martin

Qualification: Qualified

Tenure: Freehold

Price £9,950,000



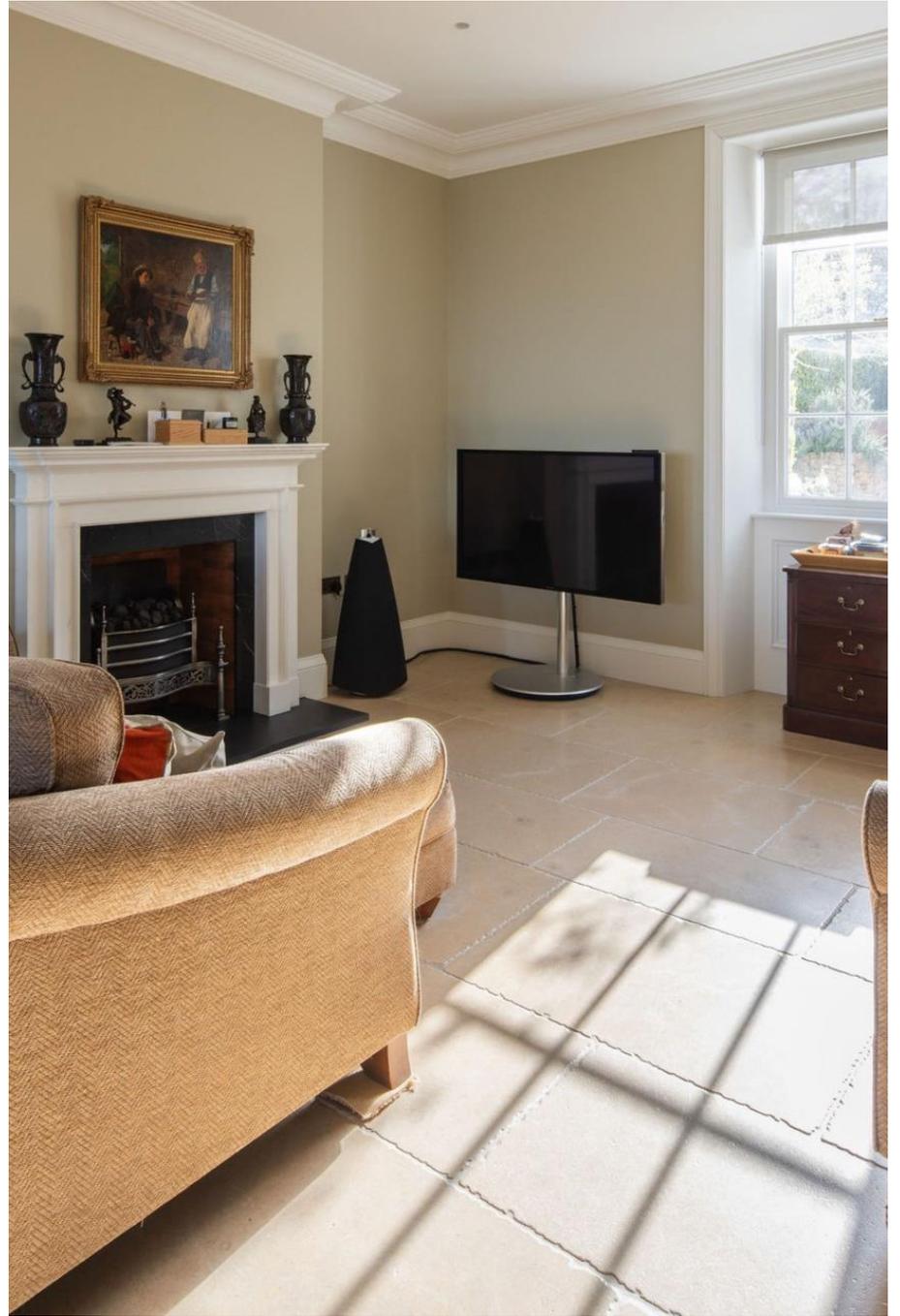
- First time on market in 40 years
- Sea views & 40ft orangery
- Renovated granite main house
- 5 bedrooms plus 2 bed cottage
- Gardens, terraces & jacuzzi
- Historic 14th-century mill





























Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

7308 ft²
679.2 m²

Reduced headroom

41 ft²
3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

- Mains water and drains
- Oil fired central heating
- Underfloor heating to ground floor
- Radiators to first and second floors
- Cat 6 cabling
- Lutron lighting system
- Bang & Olufsen sound system
- Triple glazed wooden windows (North elevation)
- Double glazed wooden sash windows (South elevation)
- Double glazed windows (second floor)
- 14 verges
- Field numbers: Part of 123/127/124/131a totalling 10 verges (currently grass/hay)

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