

INTRODUCING
De Montford House, La Route De La Cote, St Martin, JE3 6DR



Connecting People & Property Perfectly.

- ONE OF JERSEY'S PREMIER RESIDENCES OVERLOOKING MONT ORGUEIL CASTLE AND ROYAL BAY OF GROUVILLE-

Commanding breathtaking sea and harbour views, this spectacular newly built Georgian style residence provides a truly stunning home offering a superb range of well-proportioned and extravagantly appointed accommodation.

Features include an indoor swimming pool, passenger lift, a 'state of the art' cinema, a separate fully self-contained 'guest lodge', a vast 'exhibition' style multi car garage accommodating some 8 cars and many other exclusive features.

The property benefits from a wonderful location and is within close walking distance of numerous restaurants and bars and to the beach and shops within the nearby village of Gorey.

-AMONG THE FINEST ISLAND MARINE RESIDENCES AVAILABLE-

£12,000,000 | Qualified | Freehold



PROPERTY ID: 517

















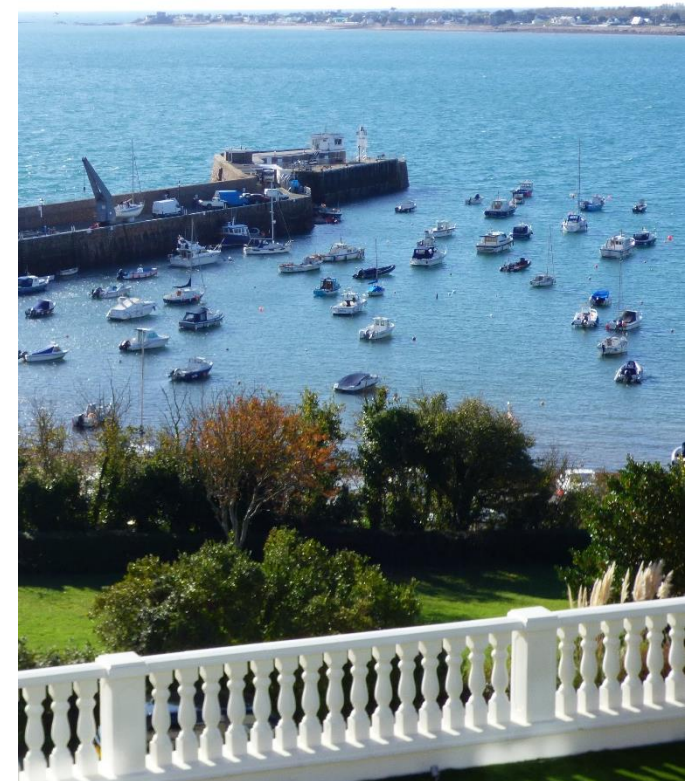


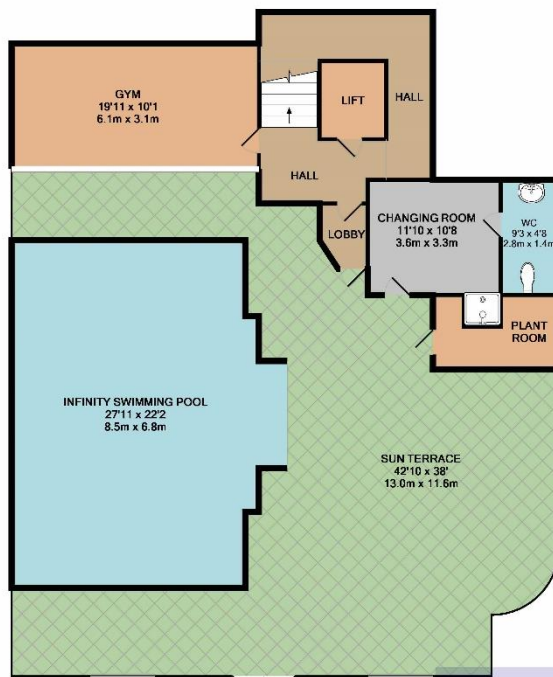
WILSONS Knight Frank











BASEMENT LEVEL
APPROX. FLOOR
AREA 1189 SQ. FT.
(110.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 5321 SQ. FT. (494.4 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan 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 finishes, 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
APPROX. FLOOR
AREA 1800 SQ. FT.
(167.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1785 SQ. FT.
(165.9 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 546 SQ. FT.
(50.8 SQ. M.)

Services

- Solar panel heating
- 2 hydraulic lifts - garage lift to top of garden, main house pool room floor to 2nd floor
- Electric Car turn circle inside garage
- Geothermal heating consisting of 6 pipes 100 feet deep circulating water
- 120 inch cinema screen linked to sky, movie server, PlayStation and cameras controlled by a smarthome system
- Camera system accessible from anywhere in the world
- IR security system to all the rooms with external doors
- Lutron lighting throughout the main property and the lodge –both units can be controlled with the same phone app
- Sonos music system throughout de Montford
- Apple music system through the TVs in the lodge
- Climate controlled swimming pool
- Outdoor lighting controlled by a phone APP from anywhere in the world where scheduling can be set or controlled manually
- Garage door controlled by a phone APP from anywhere in the world where scheduling can be set or controlled manually
- Boat mooring located outside the castle and always visible from the main house and lodge. Set outside the harbour so accessible on virtually every state of tide
- Fibre broadband already installed
- Wi-Fi system throughout the property and grounds including the lodge, both garages and all internal rooms to both
- Underfloor heating in every room individually controlled - wet system via pipes under the floor



DIRECTIONS

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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