



# De Montford House

La Route de la Cote  
St. Martin  
Jersey  
JE3 6DR

£8,000,000

FC105

**FREEHOLD** - Welcome to De Montford House, a magnificent property occupying one of the finest sites in Jersey with spectacular sea views over the Royal Bay of Grouville, Gorey Harbour and Mont Orgueil Castle.

This elegant and imposing Gorey residence, set over several floors, features striking external facades and extensive glazing to maximize the breathtaking views. Finished with white, maintenance-free render, the property includes panoramic patio doors for seamless indoor-outdoor living.

Spanning 7,000 square feet, De Montford combines grandeur and elegance with modern functionality. The home offers three bedrooms and three bathrooms, providing spacious and comfortable accommodation for family living. The Clive Christian kitchen is a chef's dream, perfect for entertaining guests. Meticulous design and construction ensure the ultimate in flexible, modern family living.

This exquisite home offers an array of exceptional features, including an indoor swimming pool and state-of-the-art gym, a convenient passenger lift, and a private cinema for the ultimate in-home entertainment. Car enthusiasts will appreciate the expansive exhibition-style garage, which accommodates up to eight cars. Additionally, the property boasts an exclusive boat mooring located outside the castle, visible from both the main house and the lodge, and accessible at virtually every tide.

De Montford House is ideally situated within walking distance of numerous restaurants, bars, the beach, and boutique shops in the nearby village. The waters around De Montford are renowned for year-round sports, including windsurfing, water skiing, jet skiing, kite surfing, sailing, and swimming.

There is a fully self-contained two-bedroom guest lodge available for purchase at an additional cost







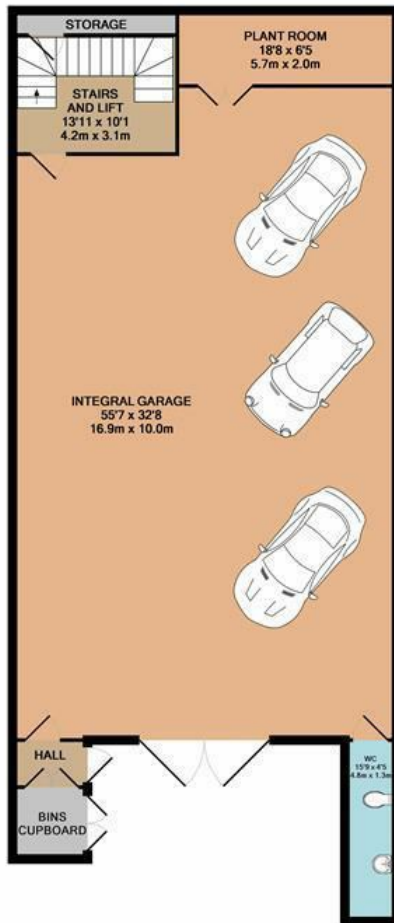










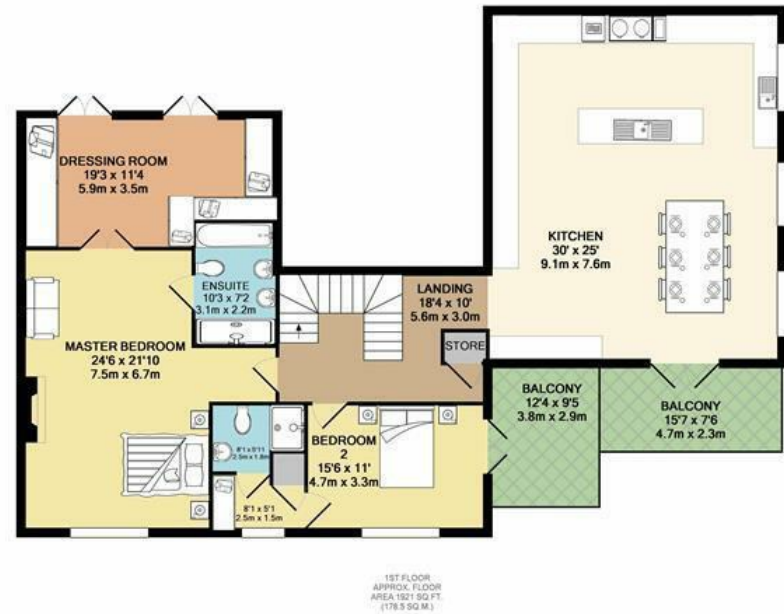
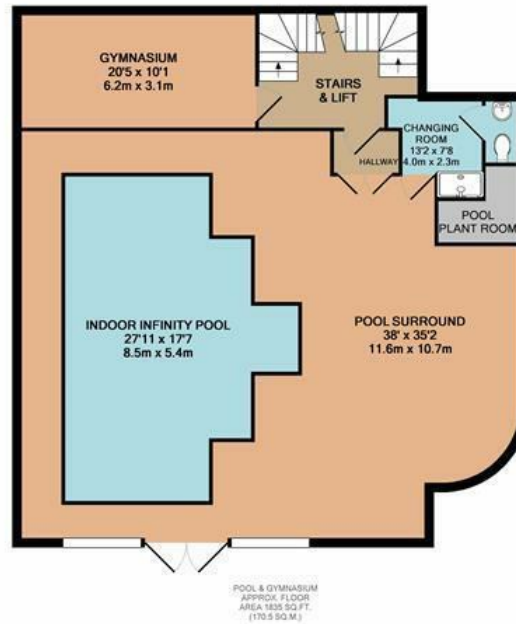


GARAGING  
APPROX. FLOOR  
AREA 2155 SQ. FT.  
(200.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 8318 SQ. FT. (772.8 SQ. M.)

Whilst 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 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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## Outside

Boat mooring located outside the castle  
Breathtaking sea and harbour views  
Large garage that accommodates up to 8 cars

## Services

Solar panel heating  
2 hydraulic lifts: Garage lift to top of garden and Main house poolroom 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 smart home 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  
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.

## Directions

Driving along la route de la cote towards Gorey Castle, you will see De Montford House directly opposite the Castle green

## Call us on

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MONEY LAUNDERING REGULATION - 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 and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.