

# LE MOTTAIS FARM



**9**

BEDROOMS

**8**

BATHROOMS

**14,206**

SQ FT

**33.3**

ACRES

**£10,500,000 ST. JOHN**

Nestled discreetly in the picturesque heart of St. John lies an exquisite residence that redefines rural elegance. Behind an impressive gated entrance, this enchanting country estate sprawls across 33 acres of serene agricultural and equine land, standing as one of Jersey's most distinguished properties. Only upon visiting can one truly grasp the stunning craftsmanship and meticulous attention to detail that this home embodies.

Refurbished and thoughtfully extended by its current owners, Le Mottais Farm presents an extraordinary opportunity to embrace a lifestyle of luxury without compromise. The main residence, constructed of striking granite, boasts an expansive array of reception spaces, including an indulgent indoor pool, a state-of-the-art gym, a sophisticated wine room, and a fabulous cinema room. With up to eight bedrooms, including a breathtaking principal suite, the home offers both space and comfort—four bedrooms are in the main house, while the attached cottage provides...



**LIVINGROOM**  
The Channel Island Estate Agent



















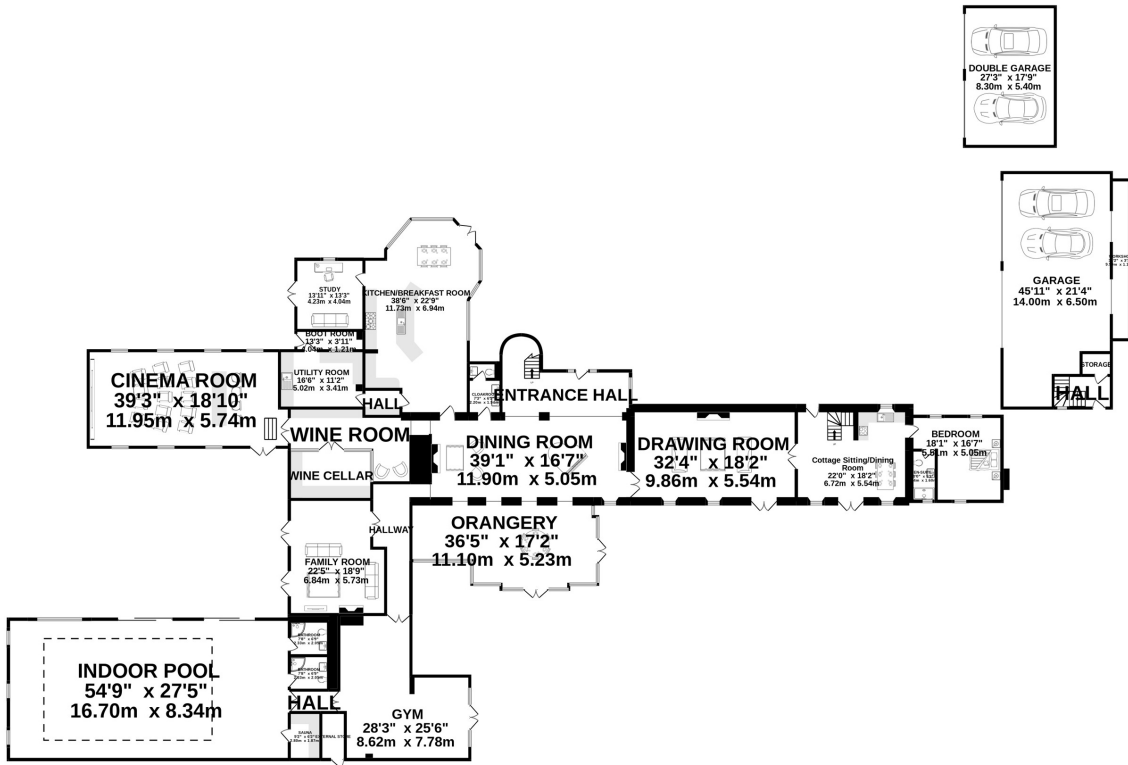




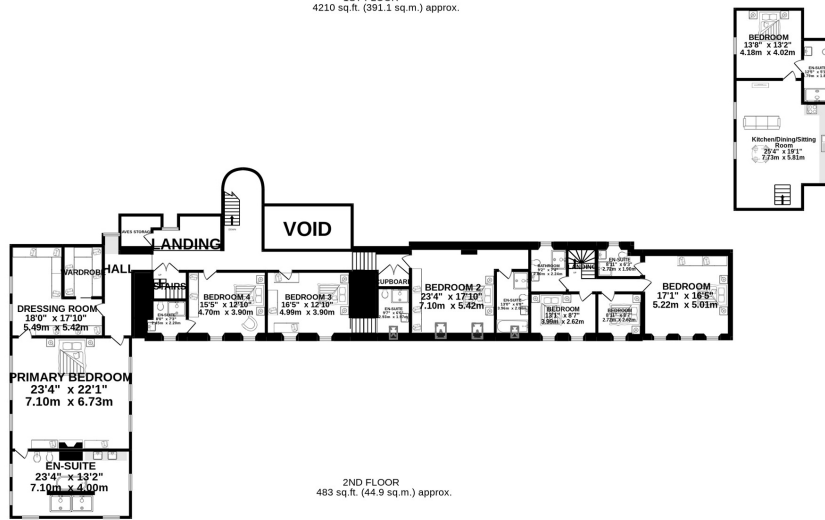




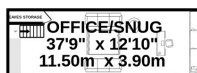
GROUND FLOOR  
9513 sq.ft. (883.7 sq.m.) approx.



1ST FLOOR  
4210 sq.ft. (391.1 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 14206 sq.ft. (1319.8 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.



**MAIN HOUSE GROUND FLOOR**

Entrance Hall	25'3 x 15'11
Cloakroom	6'5 x 7'3
Dining Room	39'1 x 16'7
Drawing Room	32'4 x 18'2
Orangery	36'5 x 17'2
Kitchen/Breakfast Room	38'6 x 22'9
Hall	7'3 x 5'3
Utility Room	16'6 x 11'2
Boot Room	13'3 x 3'11
Study	13'11 x 13'3
Wine Room	23'9 x 14'7
Wine Cellar	16'1 x 9'7
Cinema Room	39'3 x 18'10
Hallway	11'5 x 25'8
Family Room	22'5 x 18'9
Gym	28'3 x 25'6
Indoor Pool	54'9 x 27'5
Sauna	6'2 x 9'2
Bathroom	7'8 x 6'9
Bathroom	7'8 x 6'9

**COTTAGE GROUND FLOOR**

Cottage Sitting/Dining Room	22'0 x 18'2
Bedroom	18'1 x 16'7
En-suite	5'3 x 10'0

**MAIN HOUSE FIRST FLOOR**

Landing	39'1 x 20'0
Hall	
Primary Bedroom	23'4 x 22'1
En-suite	23'4 x 13'2
Dressing Room	18'0 x 17'10
Wardrobe	7'11 x 10'2
Bedroom 2	23'4 x 17'10
En-suite	6'8 x 13'0
Bedroom 3	16'5 x 12'10
En-suite	6'6 x 9'7
Bedroom 4	15'5 x 12'10
En-suite	8'0 x 7'3
Eaves Storage	8'3 x 6'11

**MAIN HOUSE FIRST FLOOR**

Stairs	6'11 x 5'7
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**COTTAGE FIRST FLOOR**

Landing	14'8 x 9'2
Bedroom	17'1 x 16'5
En-suite	8'11 x 6'3
Bedroom	13'1 x 8'7
Bathroom	7'4 x 9'2
Bedroom	8'11 x 8'7

**MAIN HOUSE SECOND FLOOR**

Office/Study	37'9 x 12'10
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**GARAGES GROUND FLOOR**

Garage	21'4 x 45'11
Workshop	3'7 x 31'2
Hall	11'4 x 6'4
Storage	5'11 x 4'5
Double Garage	17'9 x 27'3

**GARAGES FIRST FLOOR**

Kitchen/Dining/Sitting Room	19'1 x 25'4
Bedroom	13'2 x 13'8
En-Suite	5'11 x 12'5

**KEY FACTS**

- 4 bedroom main house
- 4 bedroom cottage
- 1 bedroom apartment
- Indoor heated swimming pool
- A home gym
- Cinema room
- A beautiful wine storage room
- Stables and sand school
- Acres of surrounding land

**SERVICES**

- Mains services

**DRAINAGE**

**INCLUSIONS**

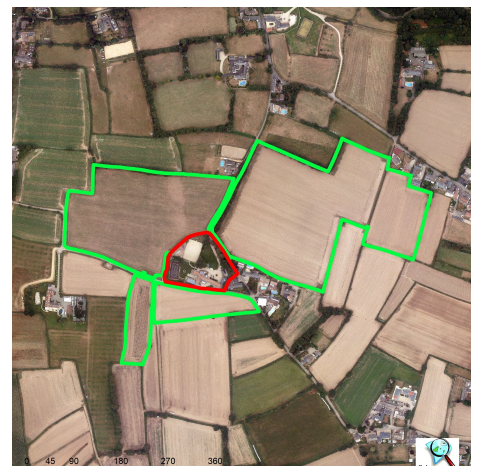
- As per inventory

**SCHOOL CATCHMENT**

St John  
Grainville

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.

**£10,500,000**



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