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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Coastal Supremacy  
With Uninterrupted Views to France  
St Martin, Jersey

## COASTAL SUPREMACY WITH UNINTERRUPTED VIEWS TO FRANCE

A contemporary coastal masterpiece of highest quality, Carteret House sits with quiet authority above Rozel Harbour, commanding uninterrupted views to the Normandy coast of France. This landmark residence has been transformed into one of the Island's most impressive private homes, an architectural statement of scale, refinement and absolute privacy.

The principal house offers five beautifully appointed bedroom suites, each curated with a level of finish befitting a property of this standing. In addition, a separate two-bedroom guest apartment provides ideal accommodation for extended family, long-term guests or professional staff, ensuring both flexibility and discretion. In total this impressive offers including garaging and storage areas offers a total of approx. 13581 sq. ft.

An extensive and exacting programme of redevelopment completed in 2025 by the current owner has elevated the property to exceptional standards. Every detail has been considered from bespoke joinery and premium materials to the seamless flow of reception spaces designed equally for intimate family living and grand-scale entertaining.

The reception accommodation is both generous and versatile, arranged to capture natural light and frame the panoramic seascape. On the lower ground floor, a superb leisure complex rivals that of a boutique hotel: a statement bar, dedicated entertaining lounge, private gymnasium and sauna suite, all flowing effortlessly onto the exterior terraces.

Outside, the infinity swimming pool appears to merge with the horizon, set against the dramatic North Coast backdrop. A sun terrace and sunken al fresco seating area create a series of sheltered entertaining spaces, perfectly positioned for long summer evenings and sunset gatherings.

The integral garage block accommodates up to six vehicles, complemented by extensive forecourt parking. Comprehensive security provisions include CCTV surveillance, integrated alarm systems and full fire detection, delivering peace of mind without compromising aesthetics.

A private pathway meanders through protected native woodland, leading to a secluded cove and the sea below, a remarkable privilege in Jersey. The enchanting harbour at Rozel Bay lies just moments away, with its fleet of fishing boats, renowned beach kiosk and the ever popular The Rozel Pub & Dining offering relaxed dining.

For those drawn to the outdoors, the North Coast cliff paths provide some of the most spectacular walks on the Island, stretching through the unspoilt countryside of St Martin. Sea swimming, kayaking and diving are nearby, while the historic grandeur of Mont Orgueil Castle, a powerful reminder of Jersey's rich and storied past, is not far with numerous restaurants, surrounding the harbour.

Carteret House is not merely a home; it is a rare coastal estate. In a market where true waterfront prominence is exceptionally scarce, this represents a once-in-a-lifetime acquisition in one of Jersey's most coveted locations.









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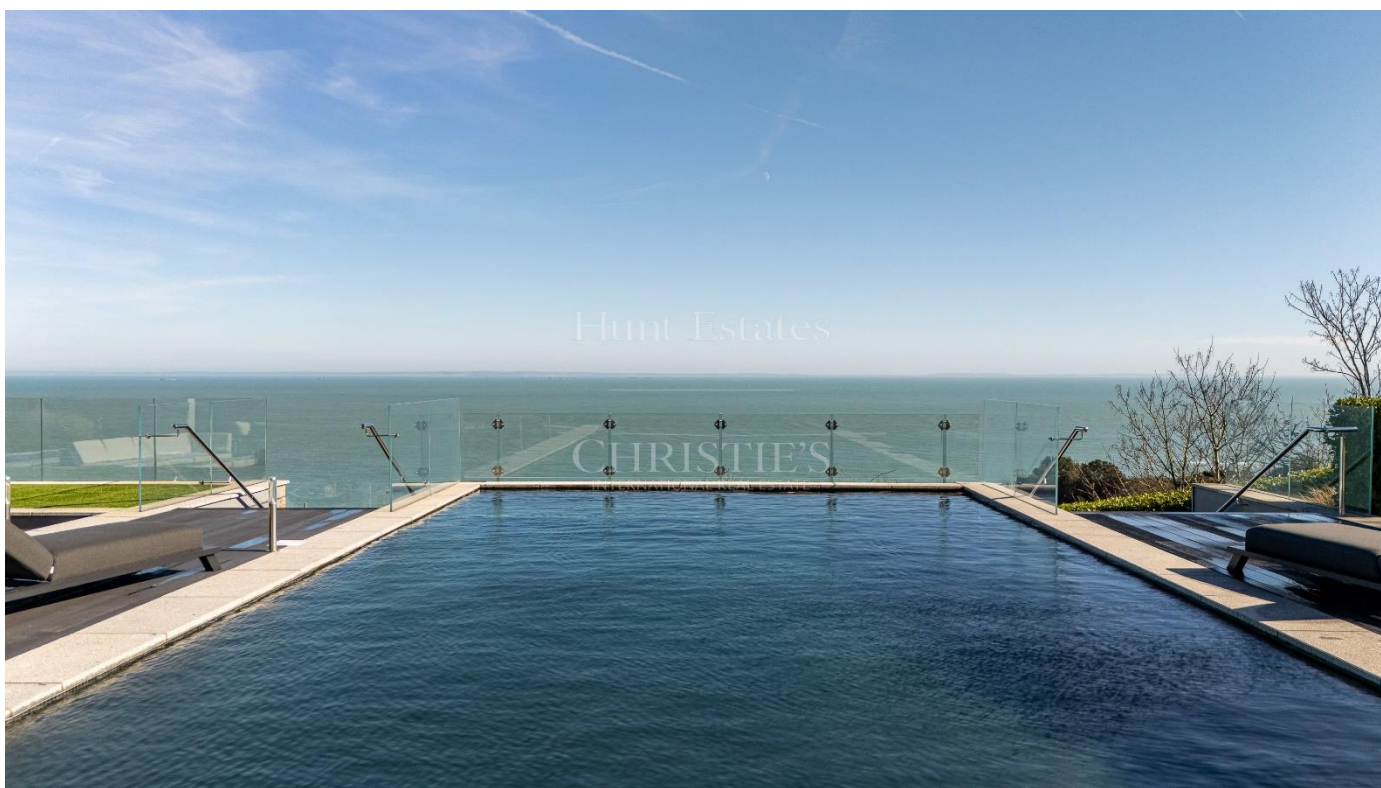
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## FEATURES

- Elevated clifftop position above Rozel Harbour
- Uninterrupted sea views towards France
- Landmark coastal home extending to substantial proportions
- Five luxurious bedroom suites within the Main residence
- Self-contained two-bedroom guest apartment, ideal for extended family or staff accommodation
- Multiple formal & informal reception rooms designed for both grand entertaining & refined family living
- Private lower-ground leisure complex including bar, entertainment lounge, gymnasium & sauna suite
- Infinity swimming pool with sun terrace
- Sunken al fresco seating area overlooking the Channel
- Private woodland pathway leading to a secluded cove
- Moments from Rozel Bay & the North Coast cliff paths

## INFORMATION

- Mains water and mains drains – borehole also exists
- Main House – Oil fired underfloor heating
- Apartment – Air source heat pump
- Pool – Air source heating to the pool
- Double glazed
- Full fire detection
- Comprehensive security systems including CCTV, intruder alarm
- Six car enclosed garage of approx. 1,067 sq. ft
- Storage areas of approx. 958 sq. ft
- Extensive forecourt parking
- Parish rates for 2025 were £3,300
- Freehold and Entitled/Licensed



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GROSS INTERNAL AREA

LOWER GROUND FLOOR: 1764 sq. ft, 163.8 m2, GROUND FLOOR: 5084 sq. ft, 472.3 m2

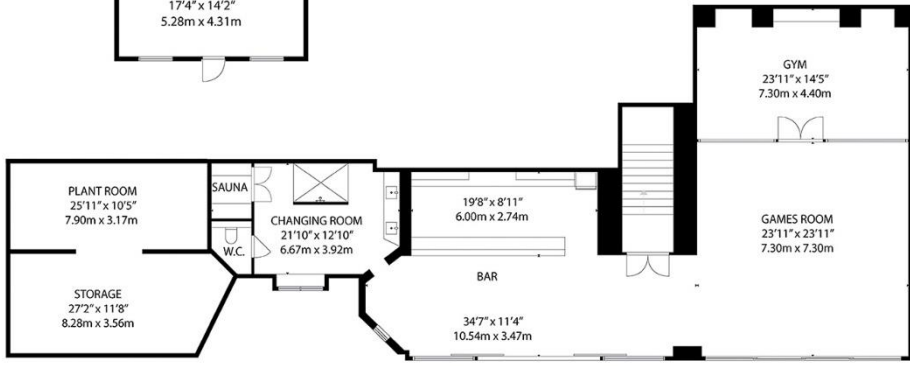
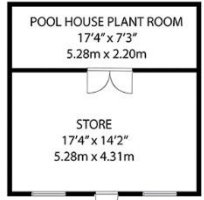
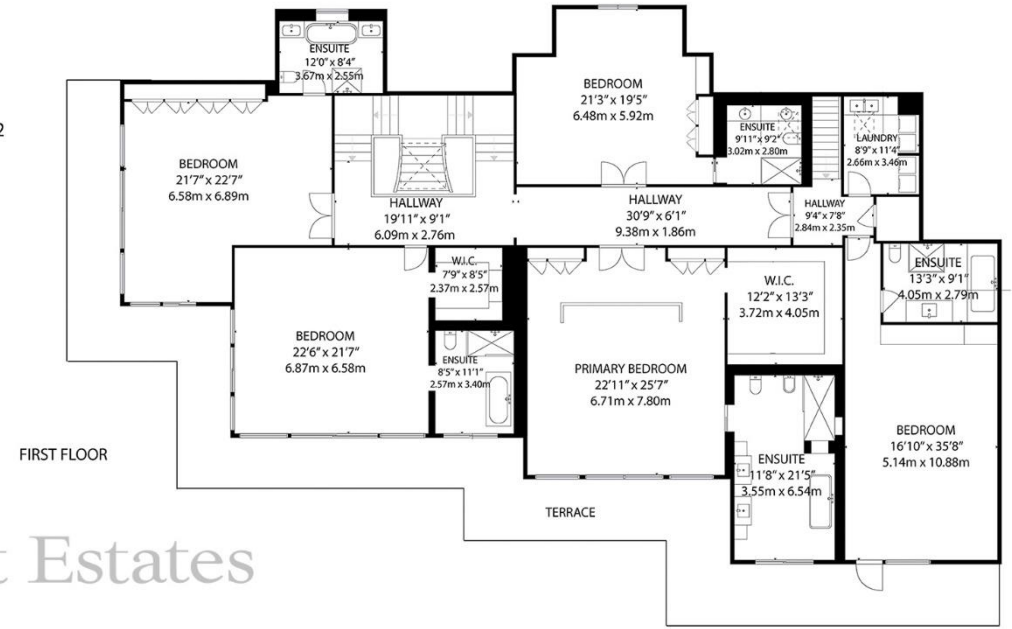
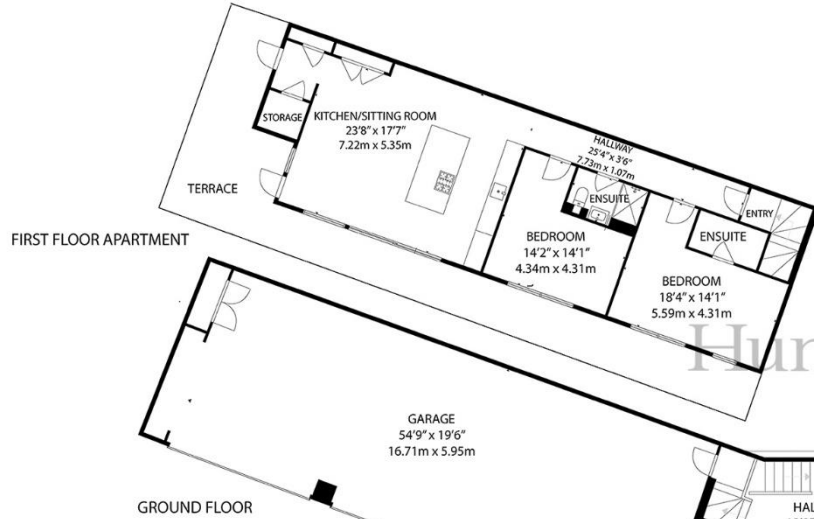
FIRST FLOOR: 3871 sq. ft, 359.6 m2, FIRST FLOOR APARTMENT: 837 sq. ft, 77.7 m2

TOTAL: 11,556 sq. ft, 1073.5 m2

EXCLUDED AREAS: GARAGE: 1067 sq. ft, 99.1 m2, PLANT ROOM: 270 sq. ft, 25.0 m2, STORE: 317 sq. ft, 29.4 m2

POOL HOUSE PLANT ROOM & STORE: 371 sq. ft, 34.4 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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