



Le Mont

Constitution Steps, St. Peter Port, GY1 2PN

£1,095,000

LOCAL MARKET



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Tucked away in an elevated position in the heart of St Peter Port

Enviably East Coast views, appreciated from almost every room

Superbly finished throughout, presented to market in move-in condition

Wrap-around Garden and delightful, sunny patio

Large summer house and parking for two vehicles

Current permission to create a roof terrace





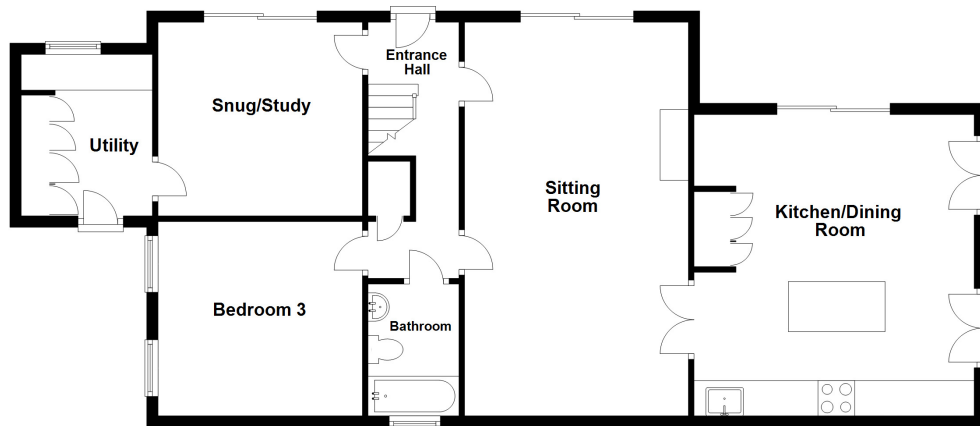




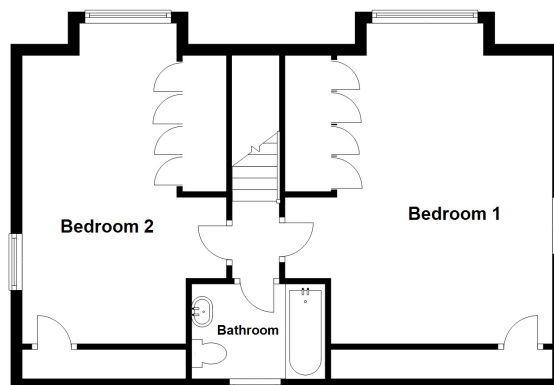




Ground Floor



First Floor



About Le Mont

'Le Mont' is a superb property situated in an elevated St Peter Port location benefiting from enviable East Coast views. The property is well finished throughout: a modern home in true move-in condition. The accommodation comprises a kitchen/dining room, lounge with working fireplace, a study, separate utility, a well-proportioned bedroom, and bathroom on the ground floor. Almost every room benefits from the view, with a multitude of sliding doors further enhancing the aspect. On the first floor, are two further bedrooms and a family bathroom. There is also a possibility of extending further with relevant permissions. Externally, the property can be accessed via Constitution Steps or Le Platon. The garden wraps around the entirety of the property, benefiting from all-day sun, and includes a delightful patio area for alfresco dining and entertaining. Furthermore, there is a super versatile summer house, and access from the garden to the two parking spaces.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

15'7" x 5'5" (4.75m x 1.65m)

Glass door to front. Wooden flooring. Understairs storage cupboard.

Utility Room

9'6" x 7'9" (2.9m x 2.36m)

Fitted with a range of wall and base units. Tiled flooring. Window providing aspect to side with view. Door to rear.

Snug / Study

13'5" x 11'6" (4.1m x 3.5m)

Wooden flooring. Sliding doors providing access onto the garden and provides superb views.

Bedroom 3

13'4" x 11'5" (4.06m x 3.48m)

Two windows providing aspect over the patio and garden to the side of the property.

Family Bathroom

7'3" x 5'3" (2.2m x 1.6m)

Fitted with a three piece suite of bath, W.C. and wash hand basin with storage below. Underfloor heating. Frosted window to rear. Large wall mounted mirror.

Sitting Room

23'7" x 13'6" (7.2m x 4.11m)

Wooden flooring. Sliding doors onto the gardens, also encompassing the view. Working fireplace. Double doors to...

Kitchen / Diner

18'8" x 16'5" (5.7m x 5m)

Fitted with a range of light and dark grey wall and base units with quartzite surface over incorporating Villeroy & Boch Belfast sink. Large kitchen island with breakfast bar. Large pantry cupboards. Sliding doors with aspect to the front and the view. Two sets of French doors providing access onto the lovely south facing garden.

FIRST FLOOR

Landing

Large Velux window.

Bedroom 1

16'1" x 14'1" (4.9m x 4.3m)

Fitted with a range of built-in wardrobes. Under eaves storage. Window providing aspect over the flat roof and south facing garden and large window providing aspect over the front of the property and view. Note: there is permission to create a roof terrace with glass balustrade.

Bathroom

7'2" x 5'10" (2.18m x 1.78m)

Tiled flooring. Fitted with a three piece suite of spa bath, W.C. and wash hand basin with storage below. Frosted window and Velux window.

Bedroom 2

15'9" x 13'1" (4.8m x 4m)

Fitted with a range of built-in wardrobes. Under eaves storage. A large window providing aspect to the front and view and window providing aspect over the side.

OUTSIDE

The property is accessed from either Le Platon (where the parking is situated) or from Constitution Steps via a blue gate which leads to a patio walkway opening up onto the north facing garden, laid to lawn with garden shed, all bounded by high walls and garden fence. A Patio wraps around the front of the property with stunning east coast views. This leads to the larger patio area, perfect for alfresco dining and appreciating the sunny aspect. The south facing element of the property, comprises a large garden totally laid to lawn bounded by high and low walls and mature shrubbery. Stepping stone slabbed walkway leading up steps to a fantastic summerhouse with electric supply and wi-fi. The summerhouse sits on a raised level of the garden, behind this are steps which lead to the two allocated parking spaces.

Appliances

Rangemaster oven and extractor fan, integrated Neff dishwasher, integrated Hotpoint dishwasher, Hotpoint fridge/freezer, integrated Russell Hobbs microwave.

TRP: 153+19

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Gas heating.

Construction: Built of block construction. uPVC double glazed windows.

Price includes: Carpets, curtains and light fittings. Kitchen appliances as listed.

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