

# GUENNOLA

Castel, Guernsey



Guennola is a high specification, super-insulated, low energy passive house, providing high level comfort and wellbeing. The house was completed in the later part of 2014. With the floor plan and layout designed by renowned German architect Peter Huf, with the added feature of a zinc-raised seam angular roof. Guennola meets the growing demand for exceptional living spaces. This is a home with a modernising spirit that has been meticulously created and extensively researched. The spectacular property is located in the sought-after parish of Castel, near to the rural village of Kings Mills. It benefits from elevated 180 degrees west coast panoramic views starting from Lihou Island, Richmond, Vazon Bay extending to Fort Hommet.





# Over 1 Acre of Garden and Orchard

Breathtaking sunsets over the bay can be enjoyed on summer evenings, which is only a short 10-minute walk away. The house is conveniently situated and is within three miles of both St Peter Port centre and the airport. The 5000sq ft, five-bedroom property is entered through a private gated drive lined with an avenue of camellia trees. The property boasts parking for up to six cars, a detached double garage and external LED lighting around the buildings. All of which is nestled within 1.2 acres of beautifully landscaped, low maintenance gardens and orchard.



Arranged over two levels, the property is entered at the upper level through the main hallway into bright and welcoming open plan living areas with double height floor to ceiling special glazing. There is an en-suite bedroom (or office), cloak cupboard and washroom on the first floor. The H-shaped floor plan is made up of a central dining area with two living areas on either side with wraparound west and south-facing hardwood terraces overlooking the garden and orchard. The remaining four bedrooms are found on the lower floor along with a laundry room, wine cellar, airing cupboard and plant room. All bedrooms have fitted solid oak wardrobes and each bathroom has either a bath and/or a Hansgrohe rain dance shower.

## Open Plan Living



# Bright and Spacious

The bright and spacious kitchen has a door leading onto the terrace overlooking the garden. The floor has 900mm porcelain tiles and worktops and draining board are Silestone brown quartz. Appliances by Miele and Siemens include two large fridge/freezers with ice dispenser, an under counter wine cooler, built-in coffee machine plus a Fisher & Paykel dishwasher with two separate drawers. Illuminated glass-fronted cupboards provide ample storage.



Effective underfloor heating and an efficient fresh air recirculation, heat-exchange system runs throughout the house. 65ft of superior structural Pilkington Insulight glazing protects against solar gain and combined with motorised windows which create cross-ventilation, optimal summer and winter temperatures are reached in every room. Fully adjustable internal tilt and turn LED down-lighters are controlled by a Flexidim lighting control system for dimming or pre-set effects. All external lights including those embedded in the balconies and driveway are also controlled by the Flexidim system. On exiting the property, a single control button will shut off all lights throughout the property.

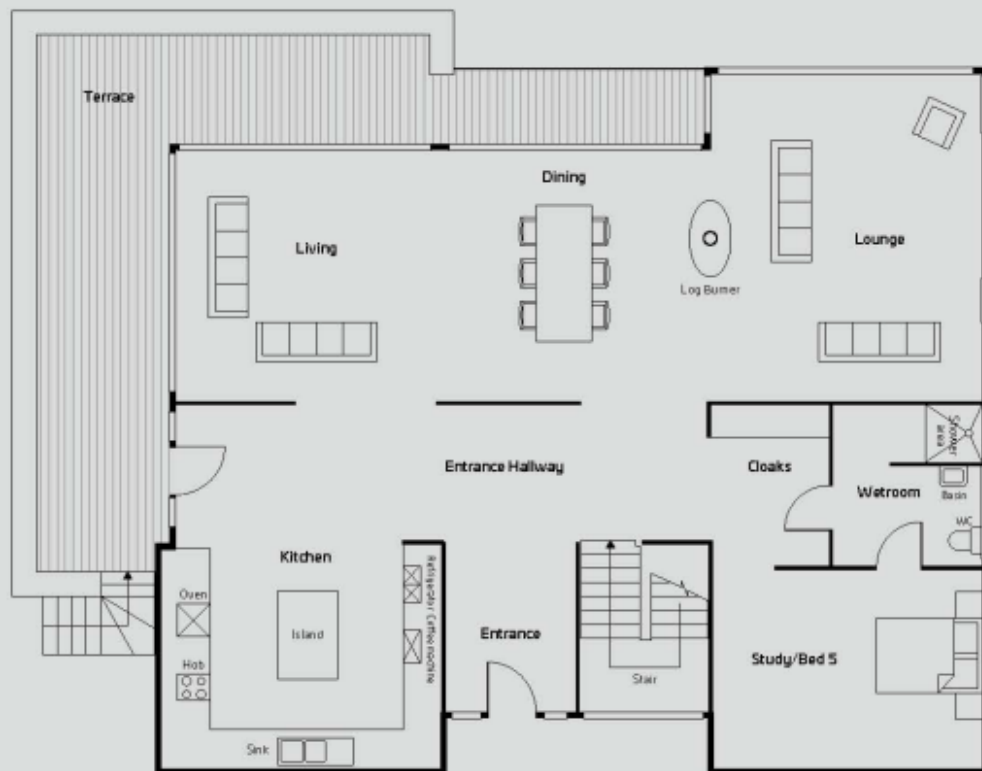
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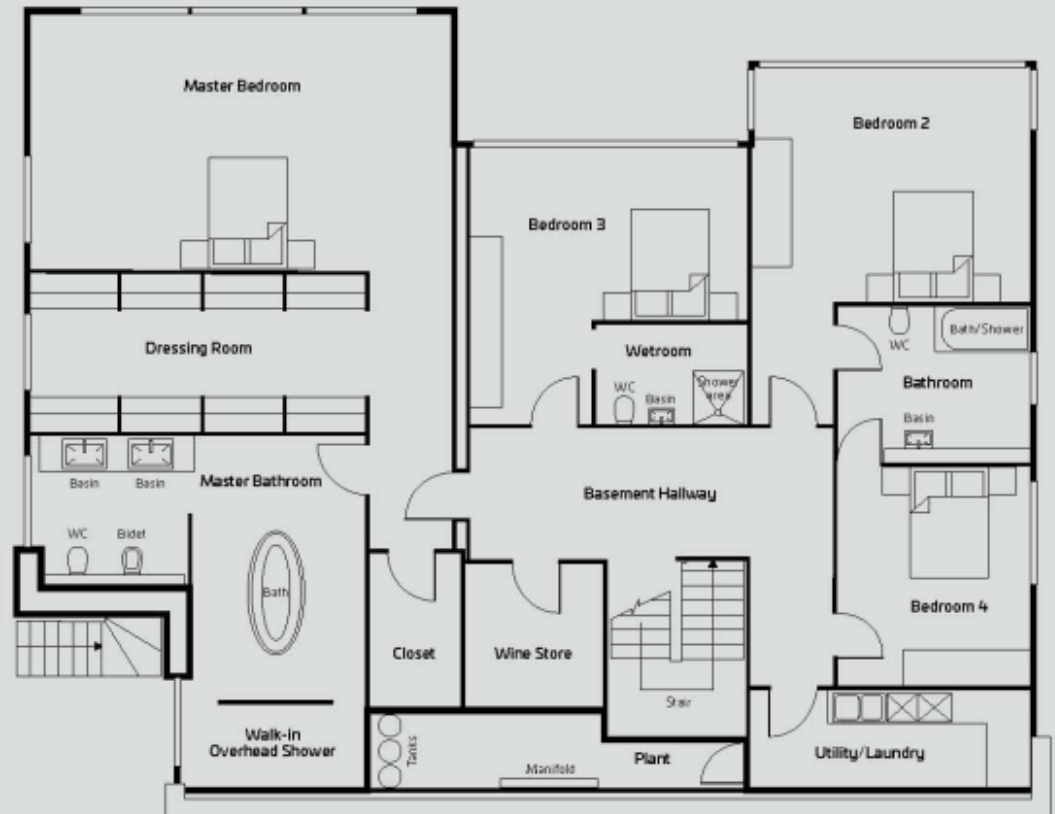


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|--------------------------------|---|---|---|
| 5000sq ft property             | Underfloor heating                                      | Lutron programmable LED internal and external lighting system | Three miles from both St Peter Port and Guernsey Airport  |
| Sought-after rural location    | Log burner  | Four/five (study) en-suite bedrooms                           | Laundry room, wine cellar, airing cupboard and plant room |
| High specification design      | 180° rural and west coast views                         | Master bedroom and dressing room                              | Private gated drive with parking for plenty of cars       |
| Super insulation               | Open plan living areas                                  | High specification brand new bathroom fittings                | Detached double garage                                    |
| Low energy consumption         | 65ft wide floor to ceiling double height double glazing | Wraparound terrace  | TRP 670   |
| Air re-circulation heat system | Ceiling mounted speakers with theatre cinema system     | 1.2 acres of low maintenance landscaped gardens               |   |
|                                |   | Orchard   |   |

## GROUND FLOOR



## FIRST FLOOR





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