



Pleneuf Court

Guernsey | Open Market



PLENEUF COURT

Route De St. Andre, St. Andrew, Guernsey, GY6 8XP

Open Market | £3,950,000 | Sole Agent

Swoffers are delighted to offer for sale 'Pleneuf Court', coming to market for the first time in over 40 years. This iconic home, is steeped in local history with parts of the property dating back to the 14th century. Located in a convenient location in central St. Andrew's position with a pleasant rural outlook, the property offers deceptively spacious accommodation internally with numerous reception rooms together with up to six bedrooms and five bath/shower rooms. The property is filled with characterful features, including a beautiful staircase with free-form moulded bannisters with fluid serpentine curves.

Externally the property presents a number of striking features including the tall barley-sugar twist chimneys, granite arches, original cider press and iconic chain link railings.

Arguably, the exterior of the property is just as impressive as the house itself. Accessed from the sun room is a sheltered swimming pool complete with changing areas and store rooms.

The mature gardens have been beautifully landscaped and benefit from a sunny south facing aspect. There are raised growing beds and a recently refurbished vine house which leads to a very substantial bunker. Built during the occupation in WWII, 'Pleneuf Court' is home to one of the largest German bunkers which comprises 19 rooms over two stories. Much of the history from the period remains within the bunker but it is now used as an excellent workshop space and plenty of storage space. To the far end of the plot is a well maintained tennis court. In total, the property extends to approximately 2.4 acres including an agricultural field located across the road.

'Pleneuf Court' is a wonderful opportunity for someone to own a significant part of Guernsey's real estate history.









One of the Islands most iconic homes

Deceptively spacious accommodation

Up to seven bedrooms and six bath/shower rooms

Parts of the property dating from 14th century

Garaging for six cars

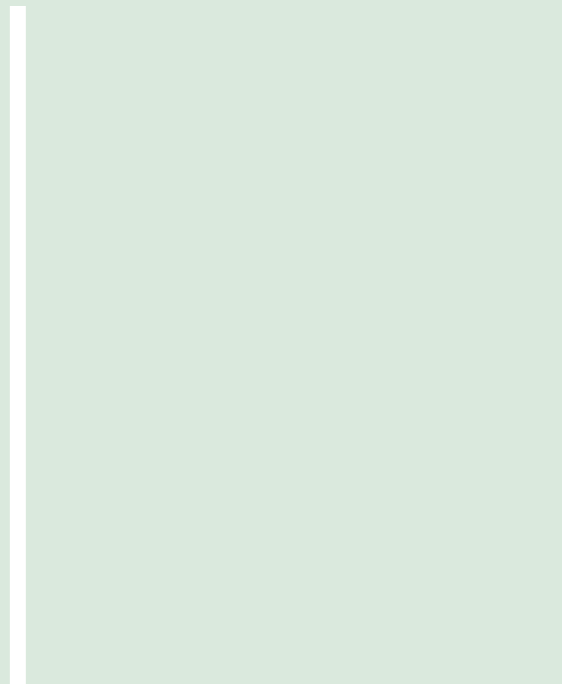
Substantial WWII Bunker

Beautifully landscaped gardens

Swimming pool, tennis court and agricultural field



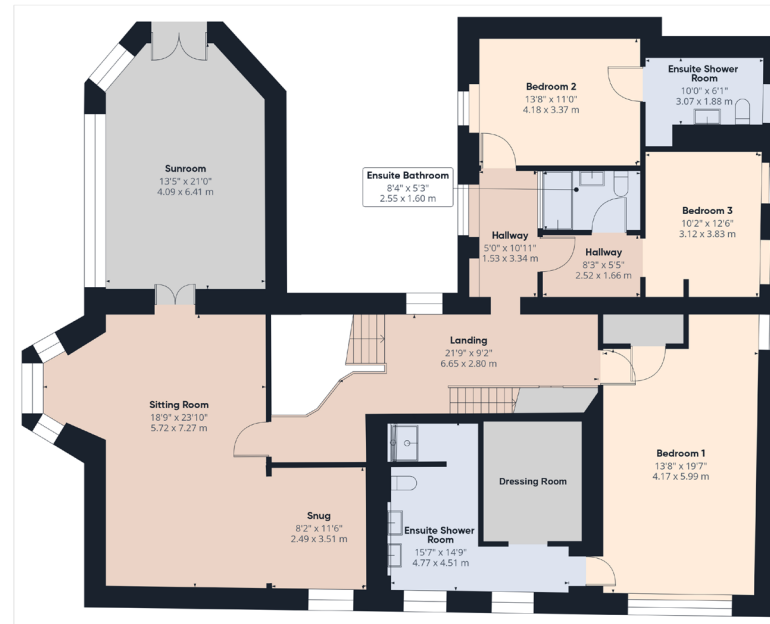








Ground Floor House



Floor 1 House



Floor 2 House

Approximate total area⁽¹⁾

5410 ft²

502.6 m²

Reduced headroom

423 ft²

39.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

GROUND FLOOR

Entrance Hall

8'2" x 20'4" (2.5m x 6.2m)

Living Room

14'7" x 25'9" (4.45m x 7.85m)

Snug

16'4" x 14'6" (4.98m x 4.42m)

Dining Room

13' x 21'11" (3.96m x 6.68m)

Kitchen

37'10" x 22'3" (11.53m x 6.78m)

Pantry

10'6" x 8'11" (3.2m x 2.72m)

Laundry Room

3.02 x 6'6" (3.02 x 1.98m)

Utility Room

10' x 8'11" (3.05m x 2.72m)

Sun Room

Hallway

5'5" x 4'2" (1.65m x 1.27m)

WC

6'4" x 4'7" (1.93m x 1.4m)

FIRST FLOOR

Landing

21'10" x 9'2" (6.65m x 2.8m)

Bedroom 1

13'8" x 19'8" (4.17m x 6m)

Ensuite Shower Room

15'8" x 14'10" (4.78m x 4.52m)

Dressing Room

Hallway

5' x 10'11" (1.52m x 3.33m)

Bedroom 2

13'9" x 11'1" (4.2m x 3.38m)

Ensuite Shower Room

10'1" x 6'2" (3.07m x 1.88m)

Hallway

8'3" x 5'5" (2.51m x 1.65m)

Bedroom 3

10'3" x 12'7" (3.12m x 3.84m)

Ensuite Bathroom

8'4" x 5'3" (2.54m x 1.6m)

Sitting Room

18'9" x 23'10" (5.72m x 7.26m)

Snug

8'2" x 11'6" (2.5m x 3.5m)

Sunroom

13'5" x 21' (4.1m x 6.4m)

SECOND FLOOR

Landing

7'9" x 1'4" (2.36m x 0.4m)

Landing

5' x 12'3" (1.52m x 3.73m)

Bedroom 4

19' x 14' (5.8m x 4.27m)

Ensuite Shower Room

7'11" x 6'5" (2.41m x 1.96m)

Shower Room

8' x 7'5" (2.44m x 2.26m)

Nursery

5' x 13'5" (1.52m x 4.1m)

Bedroom 5

12'5" x 22'4" (3.78m x 6.8m)

Bedroom 6

11' x 12'2" (3.35m x 3.7m)

Ensuite WC

8'11" x 12'4" (2.72m x 3.76m)

Storage Room

17'7" x 9'4" (5.36m x 2.84m)

Attic/Storage Room

13'11" x 25'10" (4.24m x 7.87m)

Six Car Garage

OUTSIDE

Front

The front of the property is access through the iconic chain gate where a paved parthway, maturely planted on both sides leads to the front door.

Side

A gravelled pathway leads around the perimeter of the property, to an enclosed courtyard on the north/eastern side which in turn leads to a covered wood store and original cider press.

Rear

The gardens are beautifully landscaped and very much form part of the history of the property. There is a sheltered swimming pool area complete with store and changing rooms. Granite arches and stoneware feature throughout the gardens. A lawned garden leads on to a recently refurbished vine house and access to the WWII bunker. Beyond this there is a well maintained tennis court and growing area complete with raised beds.

LISTED

Viewing: By Appointment

Possession: By Arrangement

Services: All mains. Oil fired central heating. uPVC double glazed windows.

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

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