



ALBECQ HOUSE

LA RUE DE LA LANDE, CASTEL, GUERNSEY, GY5 7EH

OPEN MARKET £9,250,000





Overlooking Guernsey's stunning West Coast, Albecq House is a large, six bedroom, Victorian villa constructed using 'Cobo Granite', distinctive for its orange/pink pigmentation and unique to the Cobo area. Set over almost 6,000 sqft, the property has been substantially renovated, modernised and extended by the current owners who have created a beautiful family home.

The property is located at Le Guet (meaning 'Watchtower'), famous locally for the woodland area known as 'The Pine Forest' which is just a short walk from the property. Two of Guernsey's finest beaches are located within a 10 minute walk; the white sands and shelter of Cobo Bay to the north and Guernsey's largest beach and surf school at Vazon to the south.

Set back from the quiet road, Albecq House is approached across a generous in and out driveway which leads around the property to a substantial parking area and garaging to the rear.

The ground floor accommodation includes a large kitchen with adjacent dining area which overlooks the coast and is bounded by fully retractable glass doors with balcony beyond which provides a fantastic summer entertaining space. The reception space continues on the lower ground floor where is situated a large family room with adjacent purpose built bar area and gym. Large doors open from the family room onto the sunny patio with raised decking and built in hot tub and onto the lawned garden beyond. To the rear there is a spacious boot room and laundry room with onward access to the garaging and car parking and stairway to the first floor guest accommodation which consists of a bedroom, shower room and snug area with balcony.

The bedroom accommodation is set across the first and second floors. The master suite consists of a generous bedroom, large bathroom and a relaxing seating area with access to the balcony. Adjacent to the master suite are two further bedrooms and the family bathroom. The second floor houses two further bedrooms which share a bathroom.





Substantial detached family home set on an elevated and private plot

Breathtaking panoramic sea views with stunning sunset aspects

Short stroll to some of the island's finest sandy beaches

Recently renovated and thoughtfully extended to an exceptional standard

Light-filled, well-proportioned interiors designed for modern family living

Beautifully landscaped, usable gardens offering space and privacy

Excellent garaging with multi purpose space above.

A rare coastal lifestyle opportunity combining views, quality, and location





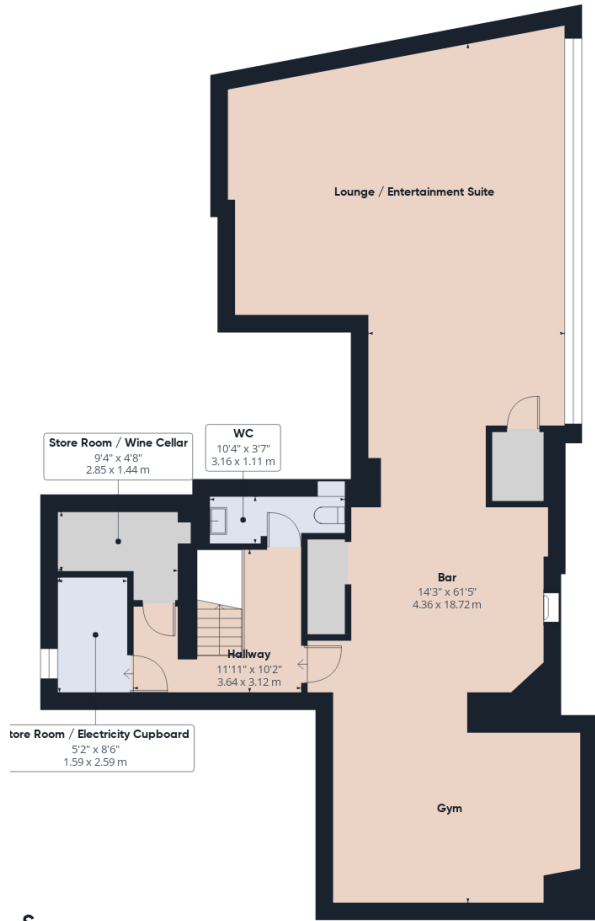








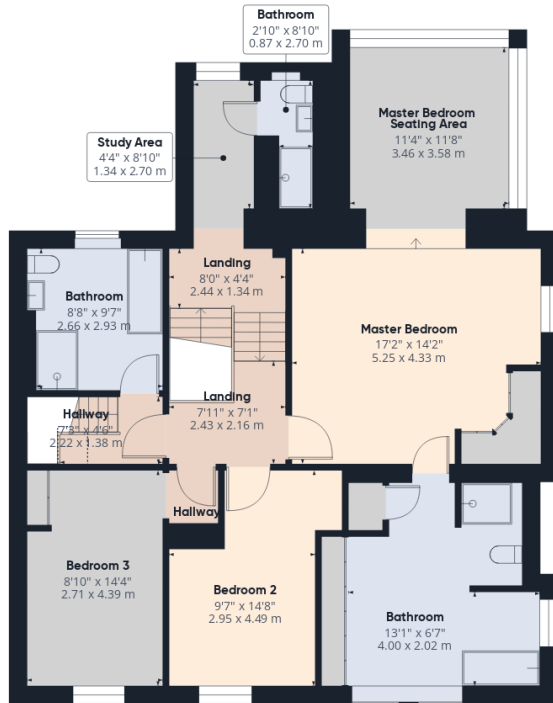
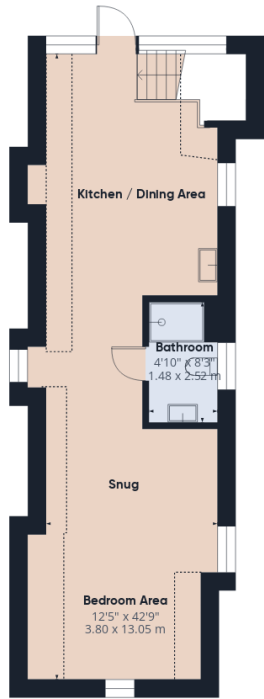




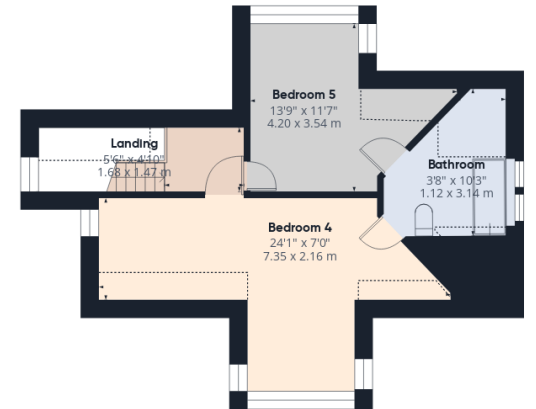
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Accommodation Comprising

LOWER GROUND FLOOR

Store Room/Wine Cellar
9'4" x 4'9" (2.84m x 1.45m)

Hallway
11'11" x 10'3" (3.63m x 3.12m)

Store Room/Electrics Cupboard
5'3" x 8'6" (1.6m x 2.6m)

WC
10'4" x 3'8" (3.15m x 1.12m)
Two Piece suite.

Entertainment Suite/Lounge, Bar and Gym
14'4" x 61'5" (4.37m x 18.72m)
The purpose built bar area leads through to a spacious entertainment area with full sliding doors leading to the rear of the property with fabulous sea views across Vazon Bay.

GROUND FLOOR

Utility Room
8'10" x 8'10" (2.7m x 2.7m)
Fitted with white gloss finished base and wall units with wooden work tops and a single basin sink. Includes Bosch freezer, Swan Wine Cooler and integrated Beko refrigerator.

Hallway
8' x 30' (2.44m x 9.14m)

WC
6'3" x 5'1" (1.9m x 1.55m)
Two piece suite.

Study
9'7" x 14'6" (2.92m x 4.42m)
Desk, cupboards and storage space.

Kitchen / Living Area
16'5" x 29'6" (5m x 9m)
Underfloor heating, walk in pantry. Electric fitted microwave and oven, Aga, Integrated Russell Hobbs ceramic hob, two Neff dishwashers and a Samsung American style fridge freezer.

Dining/Sunroom
10'10" x 17'7" (3.3m x 5.36m)
Retractable glass doors lead to a large balcony with sea and country views

Hallway and Boot Room
21'6" x 9'3" (6.55m x 2.82m)
Fitted shelving and wardrobe storage.

Laundry and Drying Room
9'8" x 11'7" (2.95m x 3.53m)
Whirlpool washing machine and Beko tumble dryer.

Rear Hallway
3'2" x 12'10" (0.97m x 3.9m)
Provides access to the rear garden and to the triple car port and double garage. The property provides garaging for five cars and a large driveway and parking area. Stairway access to guest accommodation.

Double Garage
14'2" x 17'1" (4.32m x 5.2m)

Triple Car Port
16'10" x 25'7" (5.13m x 7.8m)

FIRST FLOOR

Landing (North elevation)
8' x 7'1" (2.44m x 2.16m)

Study Nook
4'5" x 8'10" (1.35m x 2.7m)
Fitted desk with cupboards and bookshelves.

Shower Room
2'10" x 8'10" (0.86m x 2.7m)
Three piece suite.

Landing (South elevation)
8' x 4'5" (2.44m x 1.35m)

Master Bedroom
17'3" x 14'2" (5.26m x 4.32m)
Fitted wardrobes.

Master Bedroom (seating area)
11'4" x 11'9" (3.45m x 3.58m)
Balcony with fully retractable doors and magnificent sea and country views across the west coast.

Dressing Room/Bathroom
13'1" x 6'8" (4m x 2.03m)
Bath, shower, WC and hand basin. Fitted wardrobes

Bedroom 2
9'8" x 14'9" (2.95m x 4.5m)
Fitted wardrobes.

Bedroom 3
8'11" x 14'5" (2.72m x 4.4m)
Fitted wardrobes.

Family Bathroom
8'9" x 9'7" (2.67m x 2.92m)
Bath, shower, WC and hand basin.

GUEST SUITE (above garaging)

Bedroom 6 and Snug
12'6" x 42'10" (3.8m x 13.06m)
Balcony and sea views

Shower Room
4'10" x 8'3" (1.47m x 2.51m)
Walk in shower, WC and hand basin

SECOND FLOOR

Landing
5'6" x 4'10" (1.68m x 1.47m)
Study area.

Bedroom 4
24'1" x 7'1" (7.34m x 2.16m)
Fitted cupboards and drawers.
Sea views

Bedroom 5
13'9" x 11'7" (4.2m x 3.53m)
Currently being used as a music room providing fabulous sea views.

Bathroom
3'8" x 10'4" (1.12m x 3.15m)
Jack and Jill bathroom fitted with a three piece suite and fabulous sea views.

OUTSIDE

Large lawned area with a patio terrace leading onto a sunken hot tub and mature pine trees. There is two point access in and out of the property with parking for numerous cars.

Viewing: BY APPOINTMENT
Possession: BY ARRANGEMENT
Services: Mains electricity and water. Electric underfloor and space heating throughout. Cesspit drainage.
Construction: uPVC double glazing.
Price includes: Carpets, curtains, light fittings and appliances as listed

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The key to Guernsey property

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