



Beaumont



L'Hyvreuse, Cambridge

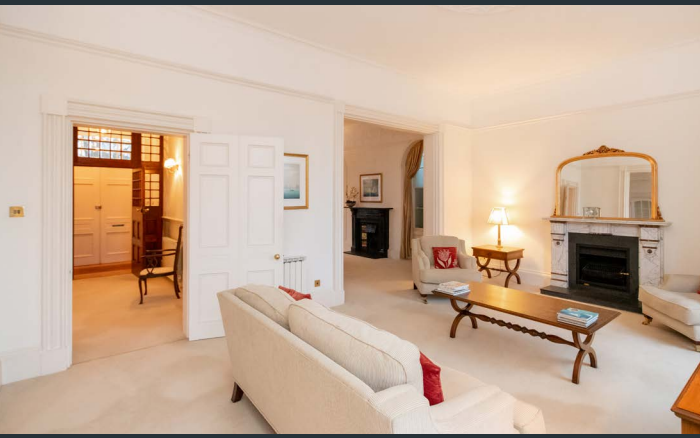
OPEN MARKET | £6,750,000

'Beaumont' is a wonderful example of an extremely rare, Regency home located in a very highly regarded St. Peter Port location within easy walking distance of the Town centre amenities including restaurants, shops and marinas. This charming home is offered for sale in immaculate condition having been renovated and upgraded by the current owner over the past 20 years or so. The house boasts many of the period features one would expect to find including high ceilings and large sash windows which give a wonderful view over the tiered south facing walled garden, Candie Gardens and St. Peter Port harbour.

Offering approximately 8,000 square feet of accommodation over four floors this is an exciting opportunity to acquire a spectacular home in one of Guernsey's most desirable locations.



Stunning Georgian home with wonderful park and sea views



Highly regarded St. Peter Port location



Charming period features



Parking and garage



Versatile accommodation on four floors



Excellent condition throughout



South facing walled garden



ACCOMMODATION COMPRISING

Terrace
8'9" x 7'9" (2.67m x 2.36m)

Entrance Lobby
6'5" x 7'8" (1.96m x 2.34m)

Entrance Hall
17'11" x 8'3" (5.46m x 2.51m)

Large Dining Room
14'8" x 18'4" (4.47m x 5.6m)

Large Living Room
21'10" x 15' (6.65m x 4.57m)

Small Living Room
14'6" x 14'11" (4.42m x 4.55m)

Small Dining Room
14'8" x 9'6" (4.47m x 2.9m)

Kitchen
11'5" x 34'7" (3.48m x 10.54m)

WC
4' x 8'2" (1.22m x 2.5m)

BASEMENT

Entrance Lobby
6'8" x 6'11" (2.03m x 2.1m)

Kitchen
11'5" x 33'11" (3.48m x 10.34m)

Bathroom
9'9" x 3'7" (2.97m x 1.1m)

Bedroom 4
14'5" x 9' (4.4m x 2.74m)

Hallway
4'9" x 25'7" (1.45m x 7.8m)

Bathroom
4'9" x 25'7" (1.45m x 7.8m)

Bedroom 5
14'2" x 12'10" (4.32m x 3.9m)

Bedroom 6
11'4" x 18'11" (3.45m x 5.77m)

Dining Room
14'5" x 14'7" (4.4m x 4.45m)

Living Room
21' x 14'8" (6.4m x 4.47m)

FIRST FLOOR

Office
14'8" x 9'6" (4.47m x 2.9m)

Large Bathroom
7'1" x 13'6" (2.16m x 4.11m)

Bedroom 3
14'8" x 13'7" (4.47m x 4.14m)

Bedroom 2
20'1" x 15' (6.12m x 4.57m)

Small Bathroom
6'1" x 7'2" (1.85m x 2.18m)

Landing
28'8" x 4'6" (8.74m x 1.37m)

Bedroom 1
14'8" x 15' (4.47m x 4.57m)

SECOND FLOOR

Master / Bedroom 7
25'6" x 20'9" (7.77m x 6.32m)

Landing
4'2" x 13'10" (1.27m x 4.22m)

Bathroom
11'4" x 7'10" (3.45m x 2.4m)

TRP: 745

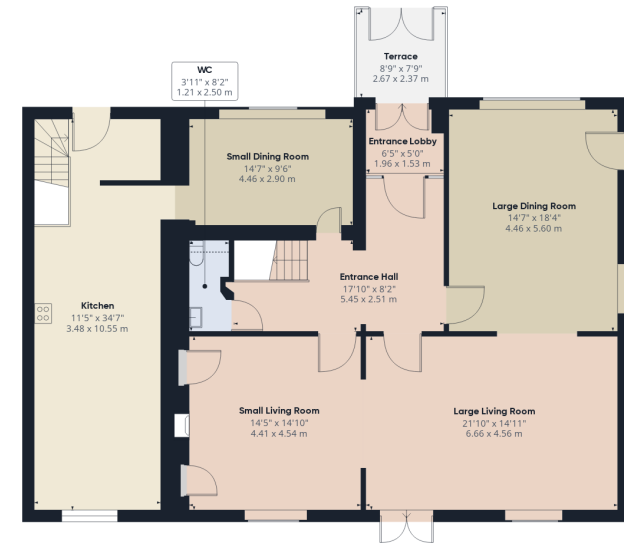
Viewing: BY APPOINTMENT
Possession: BY ARRANGEMENT
Services: Mains water, electricity
and drainage. Oil fired central
heating.

Construction: uPVC double
glazed windows. uPVC fascias and
soffits.

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



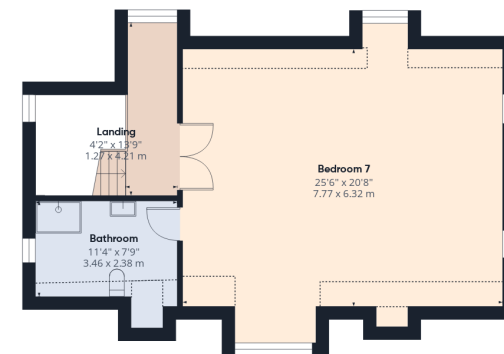
Floor -1



Ground Floor



Floor 1



Floor 2

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