



# Heathfield

Doyle Road, St. Peter Port, Guernsey, GY1 1RG

OPEN MARKET SOLE AGENT

£1,495,000



**swoffers**



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



A beautiful Victorian townhouse

Five double bedrooms

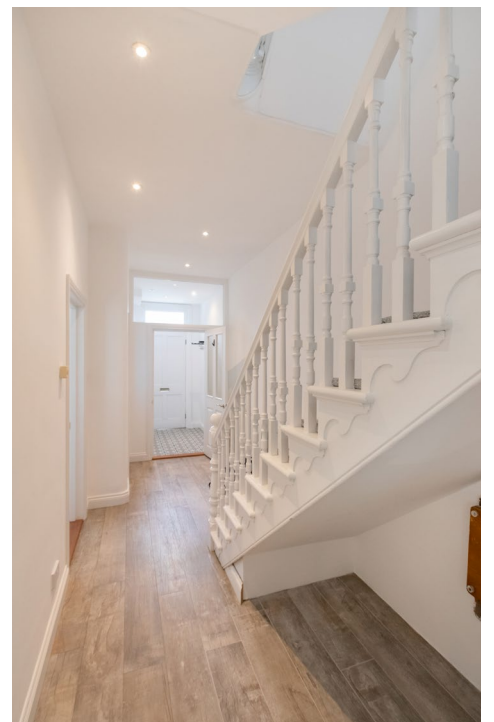
Recently renovated modern kitchen/breakfast room

Spacious outdoor patio/garden area

A short walk into town centre

Parking for 2/3 cars

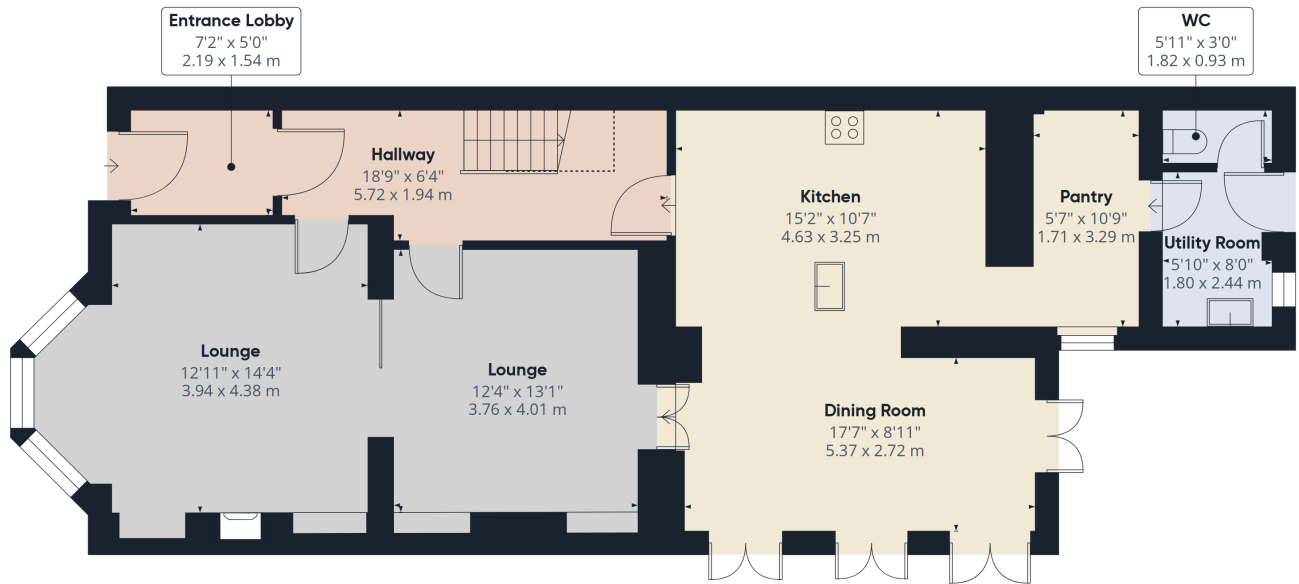




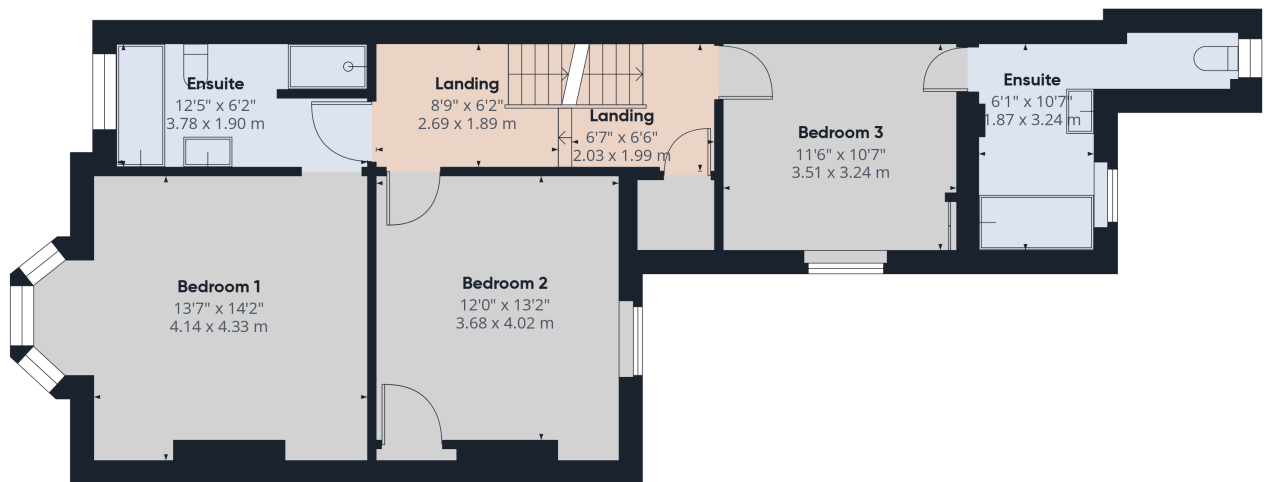




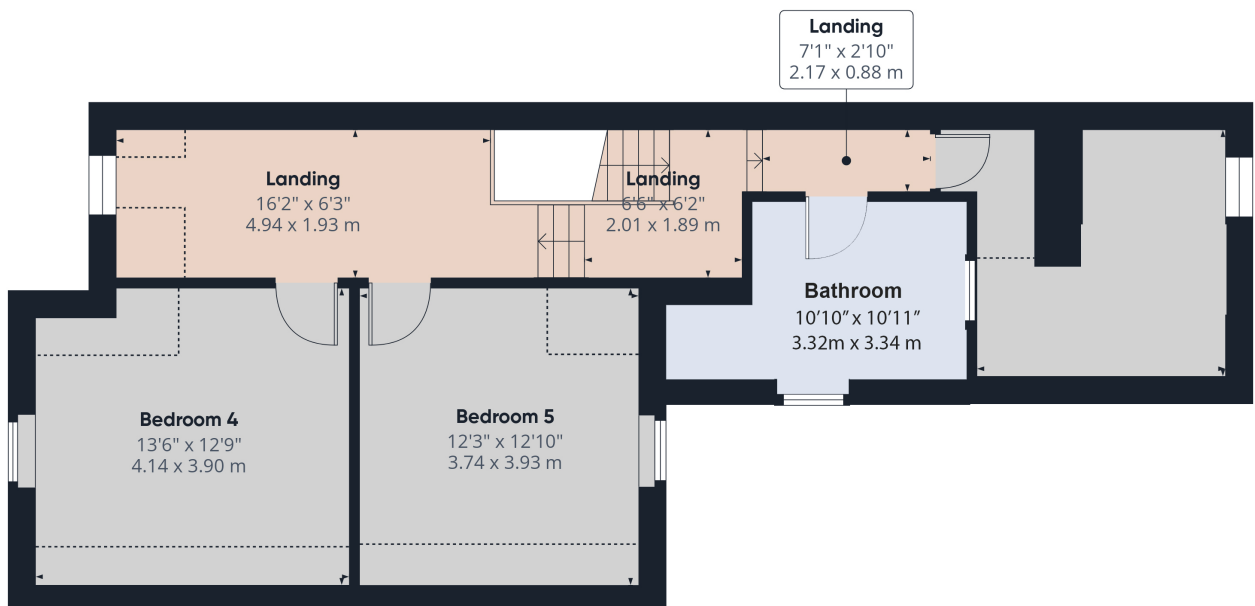




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

## About Heathfield

Set on one of St Peter Port's distinguished roads, this stately Victorian residence on Doyle Road marries original period detailing with modern comforts. The property offers generous living space across multiple floors, ideal for both family life and stylish entertaining. Located on the outskirts of town, the location is excellent — with local amenities close by and just a short walk into the town centre. The heart of the home is a beautifully fitted kitchen/breakfast area, which then flows to a private courtyard and garden. Planning permission has been approved to extend and renovate all floors, with plans available to view on request.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Lobby

7'2" x 5'1" (2.18m x 1.55m)

##### Hallway

18'9" x 6'4" (5.72m x 1.93m)

##### Lounge

12'11" x 14'4" (3.94m x 4.37m)

##### Lounge

12'4" x 13'2" (3.76m x 4.01m)

##### Kitchen

15'2" x 10'8" (4.62m x 3.25m)

##### Dining Room

17'7" x 8'11" (5.36m x 2.72m)

##### Pantry

5'7" x 10'10" (1.7m x 3.3m)

##### WC

6' x 3'1" (1.83m x 0.94m)

##### Utility Room

5'11" x 8' (1.8m x 2.44m)

#### FIRST FLOOR

##### Bedroom 1

13'7" x 14'2" (4.14m x 4.32m)

##### Bedroom 2

12'1" x 13'2" (3.68m x 4.01m)

##### Ensuite

12'5" x 6'3" (3.78m x 1.9m)

##### Landing

8'10" x 6'2" (2.7m x 1.88m)

##### Landing 2

6'8" x 6'6" (2.03m x 1.98m)

##### Bedroom 3

11'6" x 10'8" (3.5m x 3.25m)

##### Ensuite

6'2" x 10'8" (1.88m x 3.25m)

#### SECOND FLOOR

##### Bedroom 4

13'7" x 12'10" (4.14m x 3.9m)

##### Bedroom 5

12'3" x 12'11" (3.73m x 3.94m)

##### Landing

16'2" x 6'4" (4.93m x 1.93m)

##### Landing 2

6'7" x 6'2" (2m x 1.88m)

##### Landing 3

7'1" x 2'11" (2.16m x 0.9m)

##### Bathroom

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

TRP: 279

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

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