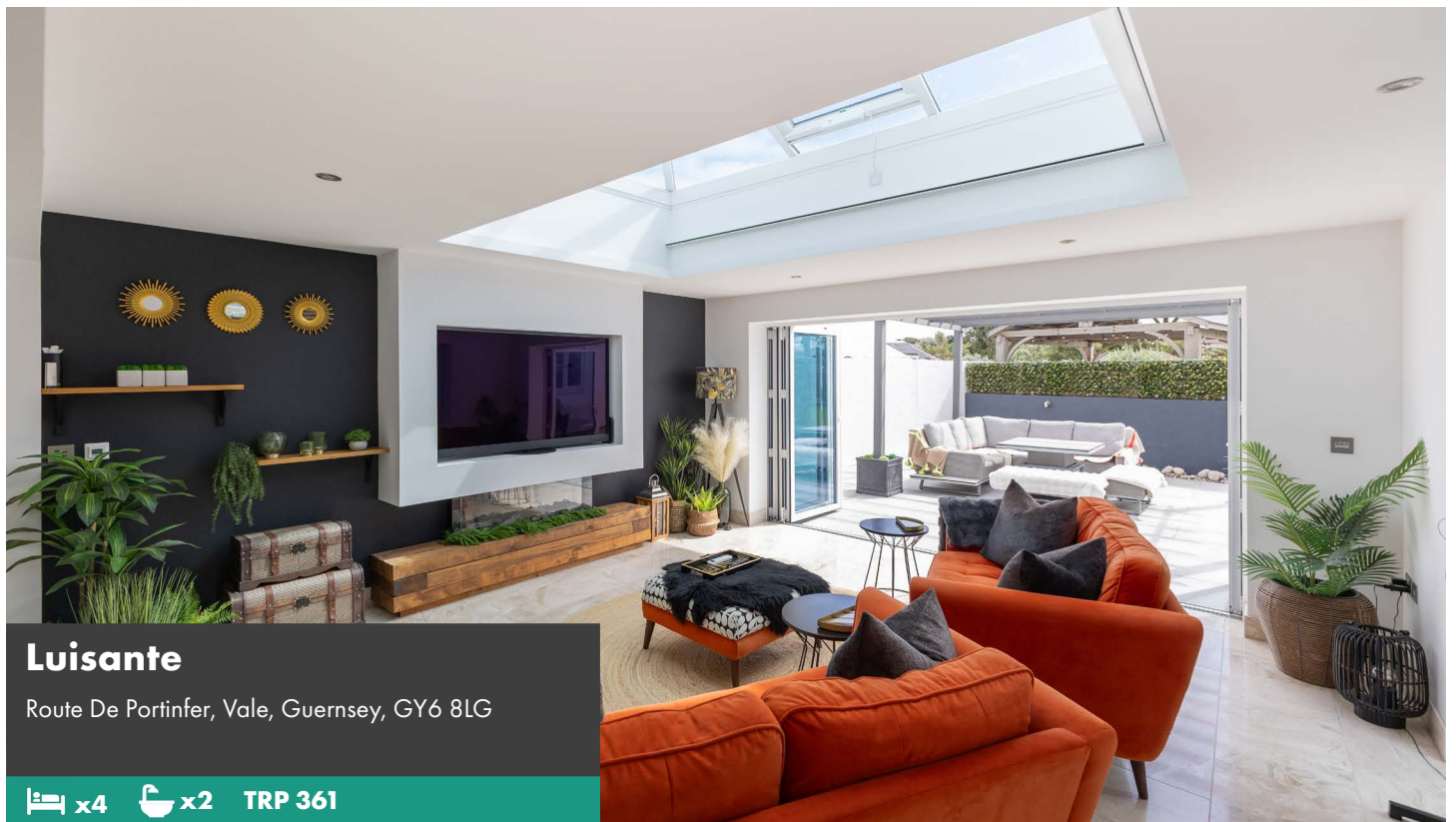




Luisante

Route De Portinfer, Vale, Guernsey, GY6 8LG

 x4  x2 **TRP 361**

- Stunning detached house in excellent location
- Beautiful open plan living space
- Separate dining room
- Four bedrooms

- Principle bedroom with en suite
- Spacious lounge with sea views
- Well landscaped garden
- Detached double garage

£1,650,000

LOCAL MARKET

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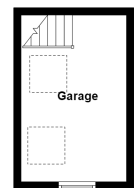
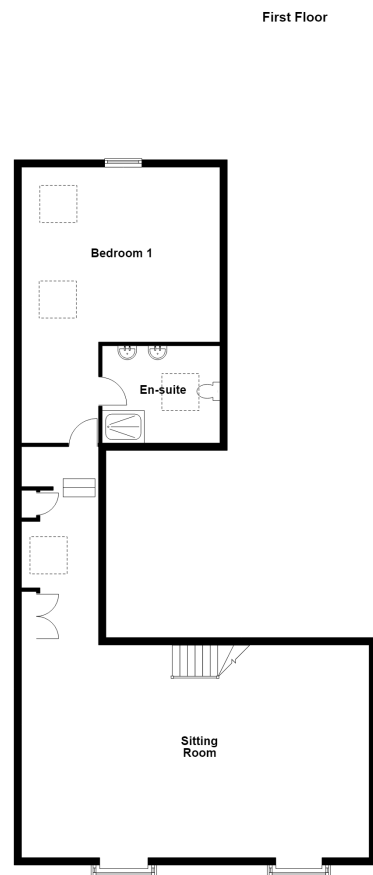
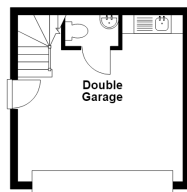
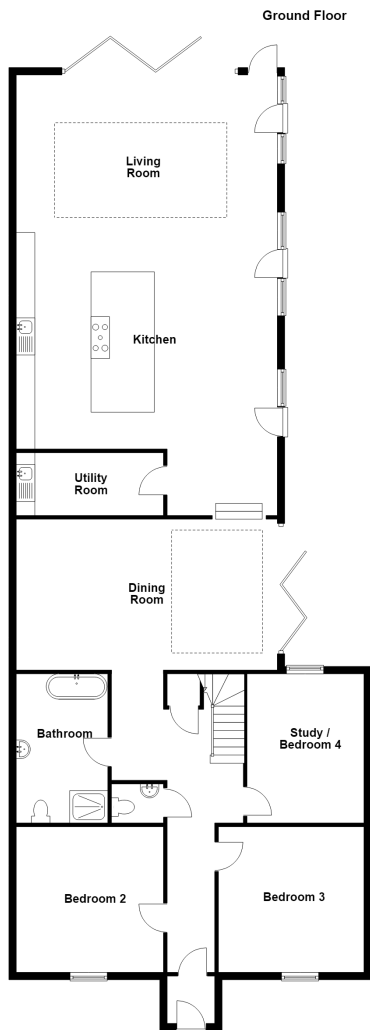












About Luisante

Luisante is a stunning four-bedroom detached home situated in a superb location at Portinfer. Fully renovated in 2009 and further extended in 2020, the property has been thoughtfully designed to offer bright, airy and contemporary living throughout. The ground floor centres around an exceptional open-plan living space, incorporating a high-specification Platinum kitchen and sitting area beneath a striking atrium-style extension that floods the room with natural light. Also on this level are three well-proportioned bedrooms, a stylish family bathroom, an additional cloakroom, a utility room, and a beautiful dining room with a vaulted ceiling and bi-fold doors opening onto the garden. Upstairs, a spacious lounge enjoys spectacular sea views and opens onto a mezzanine overlooking the dining room below, creating a wonderful sense of light and space. This leads through to the impressive principal bedroom, which benefits from bespoke fitted wardrobes and drawers, along with a luxurious ensuite shower room. Externally, the property has been beautifully landscaped, with the gardens thoughtfully divided into two distinct areas. The first comprises a wraparound patio adjoining the gravelled driveway, while gates lead through to a secure rear garden featuring artificial lawn, a covered veranda, a central pergola, wooden shed with power and lighting and mature planted borders, providing a private and low-maintenance outdoor retreat. There is a separate detached double garage, fitted out with power, storage, water, cloakroom and a separate storage area on the first floor. Offered to the market with no forward chain, Luisante occupies an enviable position just a short distance from the west coast beaches and a range of local amenities, making it an outstanding family home in one of the island's most desirable locations.

ACCOMMODATION COMPRISING

Entrance Porch

4'8" x 3'8" (1.42m x 1.12m)

Hallway

19'2" x 4'2" (5.84m x 1.27m)

Understairs cupboard housing the electrics.

Bedroom 2

11'8" x 10'3" (3.56m x 3.12m)

Bedroom 3

11'10" x 11'5" (3.6m x 3.48m)

Bedroom 4

10'10" x 9'10" (3.3m x 3m)

Cloakroom

3'4" x 3'3" (1.02m x 1m)

Bathroom

10' x 7'7" (3.05m x 2.3m)

Fitted with a four piece suite of bath, shower, wash hand basin with storage below and W.C.

Dining Area

19'1" x 12'10" (5.82m x 3.9m)

Vaulted ceiling and a mezzanine level. Bi-fold doors giving access onto the garden. Two steps down to the...

Kitchen / Diner

42'7" x 18'6" (12.98m x 5.64m)

The kitchen is fitted with a range of wall and base units and a large kitchen island with pop-up plugs. Bi-fold doors giving access to the garden. Atrium rooflight over the dining space.

Utility Room

11'8" x 5'9" (3.56m x 1.75m)

Housing the water tanks and underfloor heating manifolds.

FIRST FLOOR

Sitting Room

28'3" x 17'4" (8.6m x 5.28m)

A lovely bright area with a triple aspect lounge opening up onto a mezzanine level. Lovely sea views over Portinfer.

Mezzanine Level

15'4" x 5' (4.67m x 1.52m)

A view over the dining space. Lovely view over the patio garden and treeline beyond. Cupboards housing the air flow system and underfloor heating manifolds for this level.

Bedroom 1

22'10" x 12' (6.96m x 3.66m)

Fitted with a range of bespoke built-in wardrobes and drawers. Triple aspect room.

Ensuite Bathroom

8'8" x 8' (2.64m x 2.44m)

Fitted with a three piece suite of shower with rain shower head, his-and-hers wash hand basins with vanity units below and a W.C.

OUTSIDE

Front

The property is accessed over a large driveway with parking for numerous cars. This area is edged with borders with mature shrubs and trees. A high gate gives access to a gravelled drive leading to the garage.

Garage

18' x 16'7" (5.49m x 5.05m)

Electric up-and-over door. Tiled flooring. Fitted with a run of base units with work surface over incorporating sink.

Cloakroom

4'11" x 2'4" (1.5m x 0.7m)

FIRST FLOOR

Storeroom

19'7" x 12'4" (5.97m x 3.76m)

Rear

There is a paved patio seating area with a wooden frame pergola over and a further gates give access to the rear garden which is fully enclosed and low maintenance laid to Astro-Turf with a further patio with an oak effect veranda, the garden is edged with borders and mature shrubs and trees. There is a large wooden shed to one side and a lovely feature pergola in the centre of the garden.

Appliances

Schott Ceran induction hob, integrated Neff double oven, integrated Neff dishwasher, integrated Siemens wine fridge, integrated Neff American style fridge/freezer, Neff combination oven, Neff warming drawer, extractor fan, freestanding Bosch washing machine, freestanding Bosch tumble dryer, freestanding LEC freezer, Candy wine fridge.

TRP: 361

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Wet and electric underfloor heating throughout the whole house. Two solar panels which supply hot water, Heat Exchange System, Rako Smart Lighting in Kitchen/Diner.

Construction: Cavity construction.

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

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