

SOLE
AGENT



Ambiance D'Eki

Hautes Capelles, St. Sampson, Guernsey, GY2 4GJ

 x3  x1 **PERRYS 9H3 TRP 146**

- Stunning converted barn
- Beautiful gardens
- Generous characterful accommodation
- Ample parking
- Three double bedrooms
- Scope to extend

£725,000

LOCAL MARKET

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





About Ambiance D'Eki

Ambiance D'eki is a beautifully presented granite barn offering character, charm, and low maintenance living throughout. The first floor comprises three well proportioned bedrooms and a family bathroom, while the ground floor features a spacious lounge that flows into a well appointed kitchen, complemented by a separate utility room and WC. The garden provides a wonderfully versatile outdoor space, featuring a patio, lawned area, and an impressive summerhouse—ideal for entertaining or relaxation. To the front of the property, ample parking is available. Further enhancing its appeal, the property benefits from previously approved (now lapsed) planning permission for a two storey side extension. A fantastic family home in a convenient location, early viewing is highly recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Lounge/Dining Room

20'7" x 13'7" (6.27m x 4.14m)

A lovely room, laid to wood flooring and incorporating an exposed brick wall to one side. uPVC part glazed door to front with window alongside and a pair of glazed French doors giving an outlook over, and access onto, the paved patio area to one side. Staircase to first floor with understairs storage area below and further enclosed storage cupboard.

Kitchen

14'10" x 10'9" (4.52m x 3.28m)

Comprehensive range of oak wall and base units with grey granite effect work surfaces over incorporating a 1½ bowl, single drainer stainless steel sink. Tile effect flooring. Window to front.

Utility Room/ Separate WC

8'9" x 5'6" (2.67m x 1.68m)

Incorporating a Hotpoint washing machine and Hotpoint tumble dryer together with low height storage units. Wall mounted wash hand basin set into vanity unit and low flush wc. Walls tiled to dado rail height. Wood flooring. Wall mounted Vaillant gas fired central heating boiler.

FIRST FLOOR

Landing

6'11" x 4'2" (2.1m x 1.27m)

Velux window to rear. Exposed brick wall.

Bathroom

9'10" x 8'6" (3m x 2.6m)

Smart three piece white suite of bath with shower over, wall mounted wash hand basin and low flush wc. Fully tiled walls and floor. Velux window to rear.

Bedroom 2

12'2" x 9'10" (3.7m x 3m)

Stable door to side and velux window to front.

Bedroom 3

8'11" x 8'6" (2.72m x 2.6m)

Velux window to rear. Wood flooring.

Bedroom 1

14'6" x 12' (4.42m x 3.66m)

Window to rear providing a rural aspect and two velux windows to side. Run of fitted wardrobes and cupboards.

OUTSIDE

Front

The property is approached via a private driveway, over which Ambiance D'eki has a full vehicular right of access, and which leads onto a gravelled parking area providing space for four to five cars in front of the house. To one corner is a timber built garden shed with concrete pathways alongside.

Gardens

The gardens extend across the side and rear of the house and are laid to three distinct areas. The first area is a large paved patio area alongside of the Lounge / Dining Room which is bounded by combination of granite and brick capped walls and enjoys a semi-rural aspect. Extending from the patio is an enclosed lawned area edged by raised sleeper beds and which in turn leads onto a further paved patio area at the very rear of the property which again is bounded by granite and brick capped walls and incorporates a...

Garden Room

13'9" x 9'6" (4.2m x 2.9m)

Of wooden construction with glazing and doors on three sides.

Appliances

Hotpoint electric double oven, Belling gas hob, stainless steel extractor fan, freestanding fridge/freezer and Hotpoint dishwasher (not working).

TRP: 146

Viewing: BY APPOINTMENT

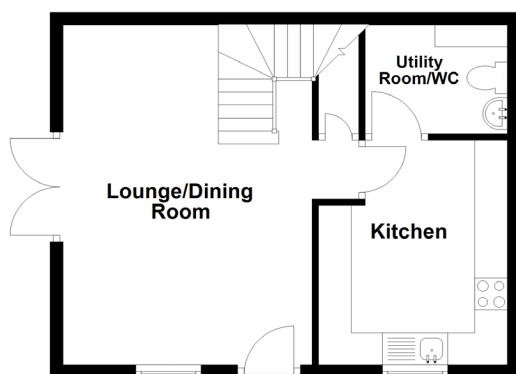
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Cesspit drainage.

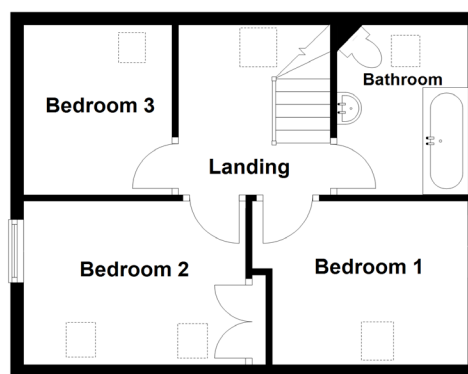
Construction: Granite construction. uPVC double glazed windows and uPVC fascias and soffits.

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

Ground Floor



First Floor



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