



## Brookfield

Rue Des Salines, St. Pierre Du Bois, Guernsey, GY7 9HL

£1,850,000 LOCAL MARKET

Magnificent light filled contemporary home | Superb location on iconic west coast

Stylish and decadent reception areas | Stunning kitchen/dining room

Fantastic first floor lounge with delightful views and sunny terrace

Master bedroom with ensuite dressing room & bathroom

Garage, parking and garden with easy access to the beach



**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

01481 711766

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





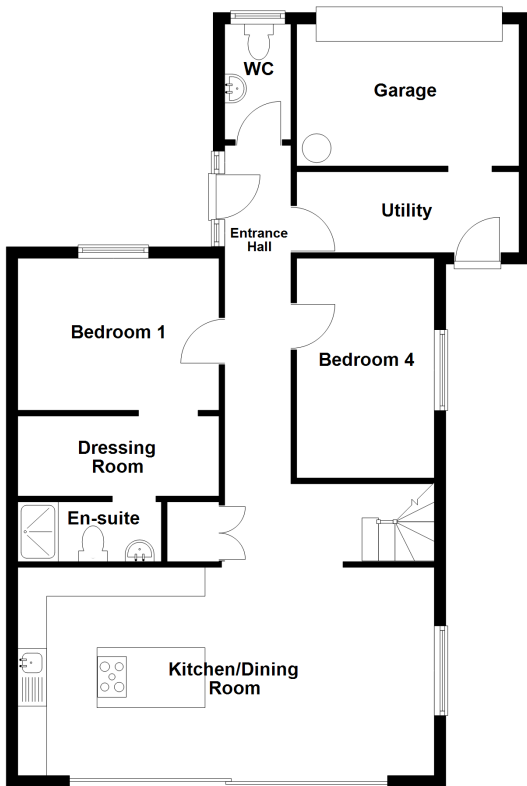




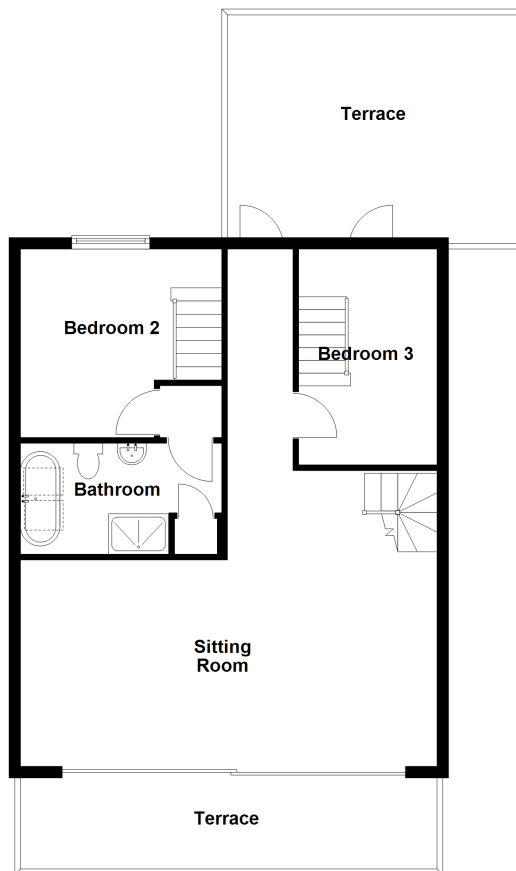




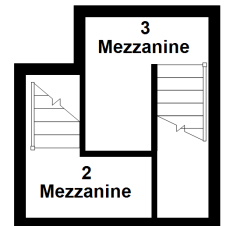
**Ground Floor**



**First Floor**



**Second Floor**



## About Brookfield

A magnificent contemporary home situated in an enviable location on Guernsey's iconic west coast. 'Brookfield' has been luxuriously appointed throughout and offers incredibly spacious and light filled accommodation optimised to enjoy the wonderful views. At the heart of the property on ground floor level is a stunning kitchen/dining room opening onto a large sunny decked terrace perfect for alfresco entertaining. The master bedroom with ensuite dressing room and bathroom and another double bedroom complete the ground floor highlights. Upstairs the lounge is a vibrant decadent space offering superb views across towards Le Hanois lighthouse and Lihou island that can also be enjoyed from the expansive terrace. Two further bedrooms feature their own mezzanine areas and are serviced by a luxurious four piece bathroom. Outside there is plenty of parking and a large but easily maintained garden offering easy access to the beach.

### ACCOMMODATION COMPRISING

#### Entrance Hall

32'1" max x 6' (9.78m max x 1.83m)

#### Separate WC

8'4" x 5' (2.54m x 1.52m)

#### Utility Room

14'11" x 5'10" (4.55m x 1.78m)

#### Garage

14' x 9'11" (4.27m x 3.02m)

#### Bedroom 4

15'1" x 9'8" (4.6m x 2.95m)

#### Bedroom 1

12'8" x 10'9" (3.86m x 3.28m)  
0.833m opening to...

#### Dressing Room

12'9" x 6'8" (3.89m x 2.03m)

#### Ensuite Shower Room

10'6" x 6' (3.2m x 1.83m)

#### Kitchen / Dining Room

28'5" x 17'9" (8.66m x 5.4m)

The kitchen area is fitted with a range of olive matt and light wood wall and base units with Corian work surfaces above incorporating a 1½ bowl sink.

### FIRST FLOOR

#### Half Landing

7'7" x 3'9" (2.3m x 1.14m)

#### Landing

8'8" x 5'1" (2.64m x 1.55m)

#### Sitting Room

28'8" (8.74) eaves to eaves x 17'3" (5.26)

A magnificent light filled space with sliding doors opening onto a large terrace offering wonderful views towards the west coast and Lihou island.

#### Inner Landing

15'7" x 8'5" (4.75m x 2.57m)

Opens onto a large roof terrace with lovely rural aspect.

#### Bathroom

12'4" x 8'2" (3.76m x 2.5m)

#### Bedroom 3

15'7" x 12'11" (4.75m x 3.94m)

Stairs lead up to a...

#### Mezzanine

8'8" x 4'5" (2.64m x 1.35m)

#### Bedroom 4

15'7" x 10'2" (4.75m x 3.1m)

Stairs to...

#### Mezzanine

7'4" (2.231) max x 10'10" (3.3) max

### OUTSIDE

The property is approached over a gravelled driveway where there is parking for several cars, a staggered flagstone pathway. There is access down the side of the property to a huge decked west facing terrace with steps leading down to the garden which is laid to lawn. From the rear garden a gate leads to a path which leads up to the road and L'Eree bay beyond.

#### Appliances

A range of AEG integrated appliances include, electric oven and grill, convection oven, induction hob, extractor fan, wine cooler, two Neff fridge/freezers, dishwasher?

**TRP:** 270

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and cesspit drainage. Air Source heat pump.

**Construction:** Cavity, aluminium windows.

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

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sales@swoffers.co.uk | 01481 711766

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