



The Granary

£3,100,000 | Local Market



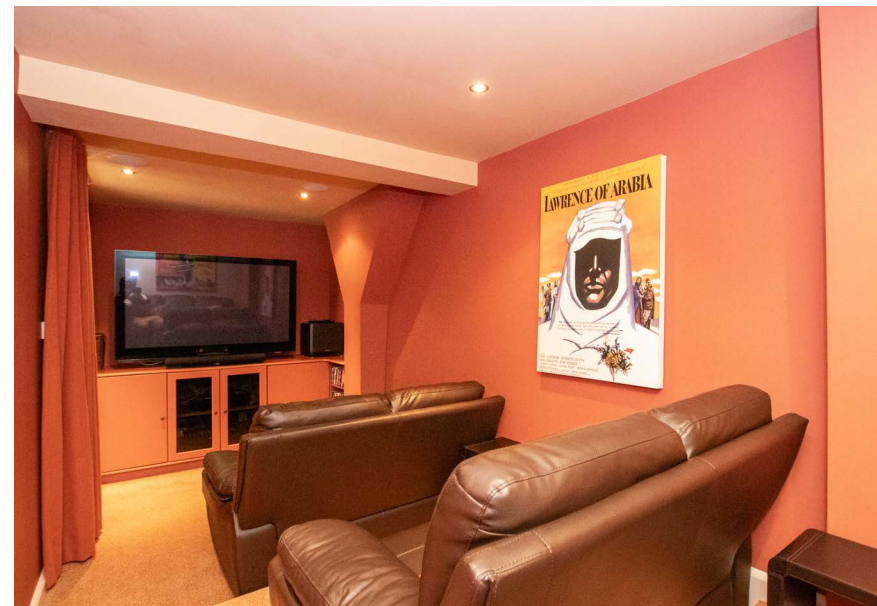
THE GRANARY

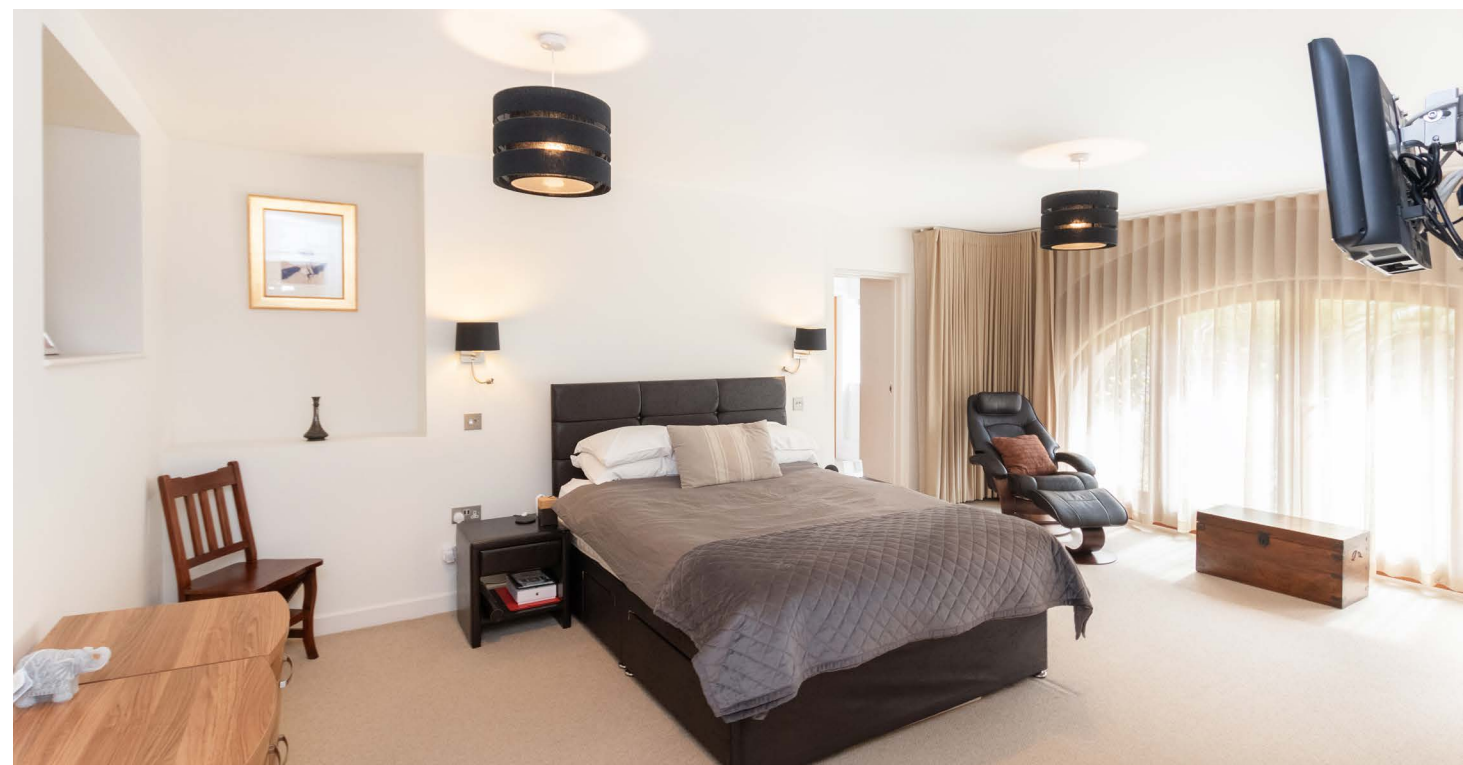
Route De Quanteraine, St. Pierre
Du Bois, GY7 9DP

£3,100,000 LOCAL MARKET

This unique property is situated in a tranquil spot within the heart of St Peters and offers quite stunning accommodation together with a separate self catering complex of units. The main house has been finished to a high standard and offers four bedrooms together with four bath / shower rooms and very spacious reception rooms, all overlooking a substantial terrace and meadow in front of the house. The self catering apartments are fully furnished and each of the four units offers two bedrooms with their own small terrace outside. In addition, there are walkways which wind their way through wooded areas to vantage points enjoying views across L'Eree and towards Lihou and continuing onto a number of agricultural fields from where the best of the views are enjoyed. The overall site encompasses approximately seven acres in total. A fantastic proposition in a quite beautiful part of the Island, offering a large rural estate with an income stream.











Superb family home with separate self catering complex

Beautifully presented property with period features

Main house - four bedrooms & four bath / shower rooms

Spacious reception rooms

Four separate self contained, two bedroom apartments

Gardens, meadow and agricultural land with views

Encompasses approx seven acres in total

Unique and tranquil setting in heart of St Peters

PORTELET APARTMENT



PERELLE APARTMENT



L'EREE APARTMENT



ROCQUAINE APARTMENT





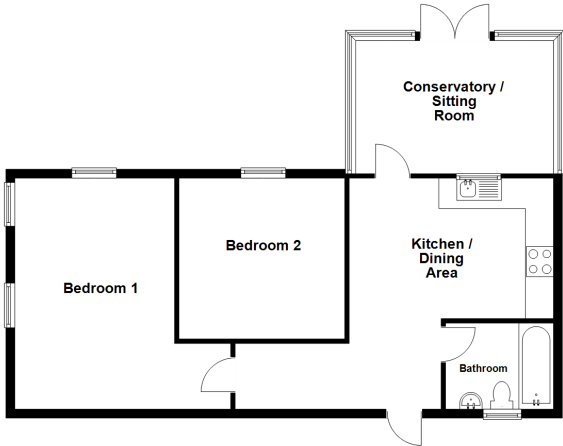




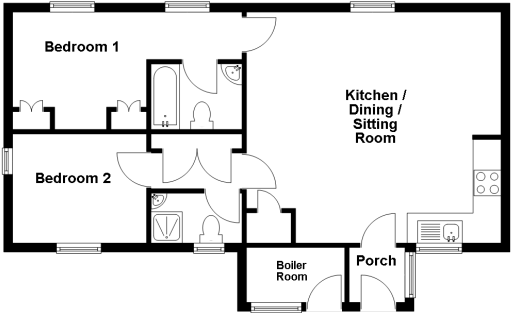
Boundaries shown are approximate



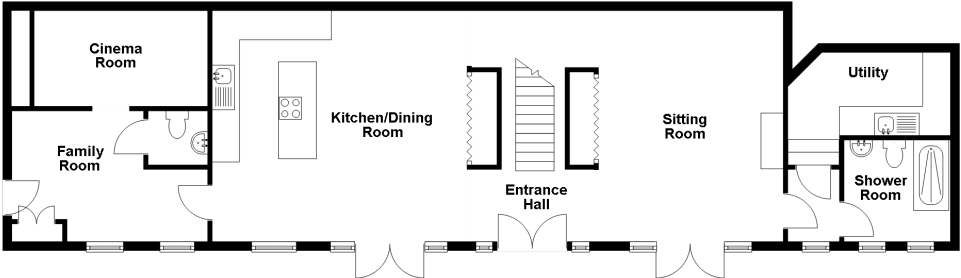
The Granary - Rocquaine Apartment



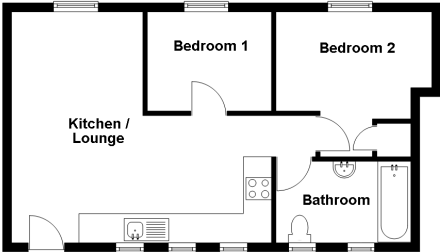
The Granary - Perelle Apartment



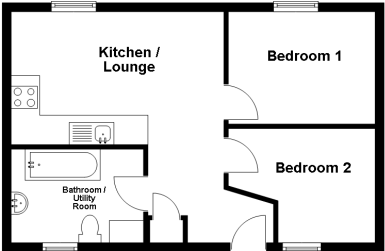
The Granary - Main House Ground Floor



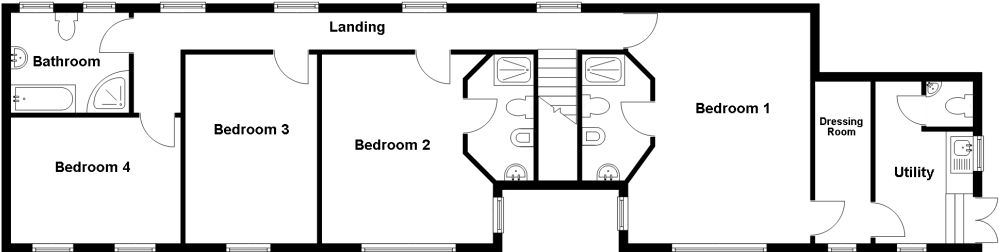
The Granary - Portlet Apartment



The Granary - L'Eree Apartment



The Granary - Main House First Floor



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THE GRANARY MAIN HOUSE

GROUND FLOOR

Entrance Hall

7'5" x 6'9" (2.26m x 2.06m)
Full height glazed double doors to front with matching windows to either side and arched window above, all combining to provide a highly impressive double height entrance area whilst also providing a superb open aspect over the large terrace and meadow in front of the property. Travertine tiled floor. Staircase to First Floor.

Sitting Room

19'8" x 17'1" (6m x 5.2m)
A superb room, the focal point of which is a raised cast iron Stovax multi-fuel stove set in floor-to-ceiling granite fireplace. Pair of wooden double doors to front with matching side screen, all combining to provide a superb outlook and access onto the large terrace and meadow beyond. Hidden cupboards providing useful storage. Travertine tiled floor. Exposed granite wall. Access into Breakfast Area and...

Utility Room

12'7" x 6'4" (3.84m x 1.93m)
Incorporating airing cupboard and open shelving together with single bowl, single drainer sink set in worktop. Tiled floor. Recessed granite display niche.

Side Lobby

6'6" x 3'9" (1.98m x 1.14m)
High level window to front. Travertine tiled floor.

Shower Room

10'2" x 6'6" (3.1m x 1.98m)
Superb three piece suite of walk-in shower cubicle with pebbled floor, wall mounted wash hand basin and concealed low flush wc. Travertine tiled floor and walls. Two windows to front.

Breakfast Area

12' x 9'5" (3.66m x 2.87m)
Travertine tiled floor.

Kitchen / Dining Room

24'1" x 19'11" (7.34m x 6.07m)
A quite superb open space enjoying a comprehensive run of cream base and wall units with wood effect trim and matching work surfaces over incorporating a stainless steel sink. Raised glass breakfast bar area providing space for 3-4 people. Travertine tiled floor. Pair of wooden full height glazed double doors to front, with matching side screens, all combining to provide a superb outlook, and access onto, the terrace and meadow beyond. Further window to front. Exposed granite wall. Hidden cupboards providing useful storage.

Family Room

19'11" x 12'7" (6.07m x 3.84m)
Three windows to front and uPVC half glazed door to side.

Separate WC

5'3" x 4'10" (1.6m x 1.47m)
Two piece white suite of circular wash hand basin set on vanity unit with storage below and low flush wc. Travertine tiled floor.

Cinema Room

19'5" x 7'4" (5.92m x 2.24m)
Enjoying raised seating on three levels.

FIRST FLOOR

Landing

47'10" x 3'5" (14.58m x 1.04m)
Four windows to rear.

Bedroom 1

19'9" x 14'3" (6.02m x 4.34m)
Superb semi-circular arched window to front overlooking the terrace & meadow beyond and opening onto a Juliet balcony with an additional window to rear.

Ensuite Shower Room

11'11" x 6'4" (3.63m x 1.93m)
Super suite of large walk-in shower area with pebbled side walls, wash hand basin set in vanity unit with storage below, bidet and concealed low flush wc. Travertine tiled floor and walls.

Dressing Room

15'10" x 5'6" (4.83m x 1.68m)
Open run of hanging and shelved

storage areas. Window to front. Integral door to Utility Room of Self Catering Units.

Bedroom 2

16'2" x 13'9" (4.93m x 4.2m)
Superb semi-circular arched window to front overlooking the terrace & meadow beyond.

Ensuite Bathroom

11'11" x 6'4" (3.63m x 1.93m)
Super suite of large walk-in shower area with pebbled side walls, wash hand basin set in vanity unit with storage below, bidet and concealed low flush wc. Travertine tiled floor and walls.

Bedroom 3

16'5" x 11'2" (5m x 3.4m)
Window to front overlooking the terrace and meadow beyond.

Bedroom 4

15'9" x 12'8" (4.8m x 3.86m)
Two windows to front overlooking the terrace and meadow beyond.

Family Bathroom

11'3" x 8' (3.43m x 2.44m)
Superb four piece suite of glazed shower cubicle, twin ended bath, wash hand basin set in vanity unit with storage below and concealed low flush wc. Travertine tiled walls and floor. Two windows to rear.

OUTSIDE

FRONT

Meadow and Terrace

In front of The Granary's main house is a substantial paved terrace incorporating maturely planted flower beds and a large lawn meadow providing an attractive vista from the main house whilst being well placed to enjoy the summer sun. In one corner is a large wooden storage shed, beyond which the attractive setting continues with additional expanses of land laid to lawn.

SELF CATERING UNITS

Located above the main house, and accessed via their own separate private entrances to the rear, are four independent self catering apartments. To the

rear, they overlook the meadow and National Trust water mill opposite whilst to the front, each has its own small outside seating area on a gravel terrace. All of the apartments are equipped to the same high standard, with a full complement of appliances and with the exception of Roquaine apartment will be sold fully furnished. The apartments comprise:

PERELLE APARTMENT

Entrance Porch

5'4" x 3'1" (1.63m x 0.94m)
uPVC double glazed door to front.

Kitchen / Dining Room

17' x 10'8" (5.18m x 3.25m)
The kitchen is fitted with a range of light wood base and wall units with black work surfaces over incorporating single bowl single drainer stainless steel sink. Space for dining room table. Window to front. Opening into...

Sitting Room

17'3" x 9'8" (5.26m x 2.95m)
Window providing a highly attractive aspect over meadow Below.

Bedroom 1

15'1" (4.6) x 12' (3.66) max & 6' (1.83) min L-shaped
Recessed wardrobe. Two windows overlooking meadow below.

Ensuite Bathroom

6'7" x 5'10" (2m x 1.78m)
Three piece white suite of bath with shower over, circular wall mounted wash hand basin and low flush W.C. Part tiled walls.

Inner Lobby

4'11" x 2'11" (1.5m x 0.9m)
Airing cupboard incorporating immersion heater.

Bedroom 2

14'2" x 9'10" (4.32m x 3m)
Windows to front and side. Recessed wardrobe.

Shower Room

7'4" x 4'10" (2.24m x 1.47m)
Three piece suite of shower cubicle, circular wash hand basin set on vanity unit and low flush W.C. Partly tiled walls. Window to front.

L'EREE APARTMENT

Entrance Lobby

6'4" x 3'6" (1.93m x 1.07m)
uPVC double glazed door to front. Opening into...

Kitchen / Lounge

16'9" (5.1) max & 5'8" (1.73) min x 18'10" (5.74) max & 12'11" (3.93) min L-shaped
The kitchen area is fitted with a range of light wood base and walls units with black work surface over incorporating single bowl single drainer stainless steel sink. Large window to front overlooking meadow below.

Bathroom / Utility Room

10'4" x 7'7" (3.15m x 2.3m)
Three piece white suit of bath with shower over, wash hand basin set in vanity unit with storage below and low flush W.C. Part tiled walls. Window to front. Low height open cupboard incorporating Hotpoint washing machine/tumble dryer.

Bedroom 1

11'7" x 10'6" (3.53m x 3.2m)
Large window overlooking meadow below.

Bedroom 2

11'5" x 10'3" (3.48m x 3.12m)
Window to rear.

PORTELET APARTMENT

Kitchen / Lounge

18'11" (5.76) max & 10'2" (3.09) min x 21'1" (6.43) max & 8'9" (2.66) min L-shaped
uPVC double glazed door to front with three windows alongside. Window to rear overlooking meadow below. The kitchen is fitted with a range of light wood base and wall units with marble effect work surfaces over incorporating a single bowl, single drainer stainless steel sink.

Bedroom 1

12'2" x 9'2" (3.7m x 2.8m)
Window to rear overlooking meadow below.

Bedroom 2

15'7" x 10'10" (4.75m x 3.3m)
Window to rear overlooking meadow below. Airing cupboard incorporating immersion heater.

Bathroom

10'9" x 5'9" (3.28m x 1.75m)
Three piece white suite of bath with shower over, circular wash hand basin set on vanity unit and low flush wc. Part tiled walls. Two windows to front.

ROCQUAINE APARTMENT

Entrance Hall

11'2" x 5'7" (3.4m x 1.7m)
uPVC double glazed door to front.

Bedroom 2

11'6" x 8'10" (3.5m x 2.7m)
Window providing attractive aspect over the meadow below.

Bedroom 1

15' x 8'2" (4.57m x 2.5m)
Two windows to side and one window to rear, all combining to provide an attractive aspect over the meadow below.

Bathroom

7'6" x 5'8" (2.29m x 1.73m)
Three piece white suite of bath with shower over, circular wash hand basin set in vanity unit and low flush wc. Fully tiled walls and floor.

Kitchen / Dining Area

14'2" x 8'11" (4.32m x 2.72m)
Fitted with a run of light wood base and wall units with marble effect work surfaces over incorporating single bowl, single drainer stainless steel sink.

Conservatory / Sitting Room

12'11" x 11'4" (3.94m x 3.45m)
Of uPVC double glazed construction built on low height walls with thermoglaed roof over, the whole providing a highly attractive outlook over the meadow below.

Decked Garden

To the immediate rear of the Conservatory is a raised, private decked area enjoying a highly attractive outlook over the meadow below.

OUTSIDE

The self catering apartments can be accessed either via a walkway from the dedicated parking area for the apartments or via a flight of steps alongside of the The Granary. To one side of the steps is a...

Utility Area

16'1" x 9'7" (4.9m x 2.92m)
Wooden glazed door to side. Windows on two sides. Door to...

Separate WC

4'3" x 2'9" (1.3m x 0.84m)
Two piece white suite of wall mounted wash hand basin and low flush wc.

Boiler Room

8'2" x 4'10" (2.5m x 1.47m)
Attached to the side of the self catering apartments and incorporating two Boulter oil fired central heating boilers. Window and door to front.

Terrace

A terrace runs across the front of the self catering apartments, providing a small seating area to each unit.

Walkways and Agricultural Land

From the gravelled terrace, pathways wind their way up above 'The Granary', threading through wooded areas and giving access onto unique vantage points enjoying panoramic views across L'Eree and towards Lihou whilst continuing onto a number of agricultural fields located above The Granary, from where the best of the panoramic views are enjoyed. The overall site encompasses approx, seven acres in total.

Parking Area

Finally located at the top of The Granary, beyond the meadow, is a dedicated parking area belonging to The Granary in

which there is space to park a significant number of cars and for within which lapsed permission has been granted for a double garage.

Appliances

Main House:
Hotpoint washing machine, electric double oven, Kuppersbusch hob, Kuppersbusch microwave, Kuppersbusch dishwasher, Liebherr fridge, Liebherr freezer.

Perelle Apartment: Smeg electric oven with gas hob, stainless steel extractor fan, Hotpoint fridge/freezer, Hotpoint washing machine/tumble dryer, dishwasher.

L'Eree: Smeg electric oven with gas hob, stainless steel extractor fan, Hotpoint fridge/freezer, dishwasher, Hotpoint washing machine/tumble dryer.

Portelet: Smeg electric oven with gas hob, stainless steel extractor fan, Hotpoint fridge/freezer, dishwasher, Hotpoint washing machine/tumble dryer.

Rocquaine: Canon gas double oven, gas hob, stainless steel extractor fan, Hotpoint washing machine, Hotpoint dishwasher, free standing LEC fridge/freezer.

TRP: 1038

Viewing: BY APPOINTMENT
Possession: BY ARRANGEMENT

Services: Mains water and electricity (separate electric meters for house and apartments). Cesspit drainage. Gas bottles. Full oil fired central heating (underfloor heating in main house). Radiators to self catering units, with two separate boilers all controlled from the main house.
Construction: Granite built. Hardwood and uPVC double glazed windows.

Price includes: Carpets, curtains, light fittings and appliances as listed. Perelle, L'Eree and Portelet apartments are being sold fully furnished, as seen.