

**SOLE
AGENT**



Argyll

Le Foulon, St. Peter Port, Guernsey, GY1 1YY

 x4  x2 **PERRYS 16 C5 TRP 216**

- Characterful family home
- Modern glazed extension with living space
- Three / Four bedrooms
- Quiet and private location
- Parking for two (easily increased)
- South facing garden
- Walking distance of Town

£760,000

LOCAL MARKET

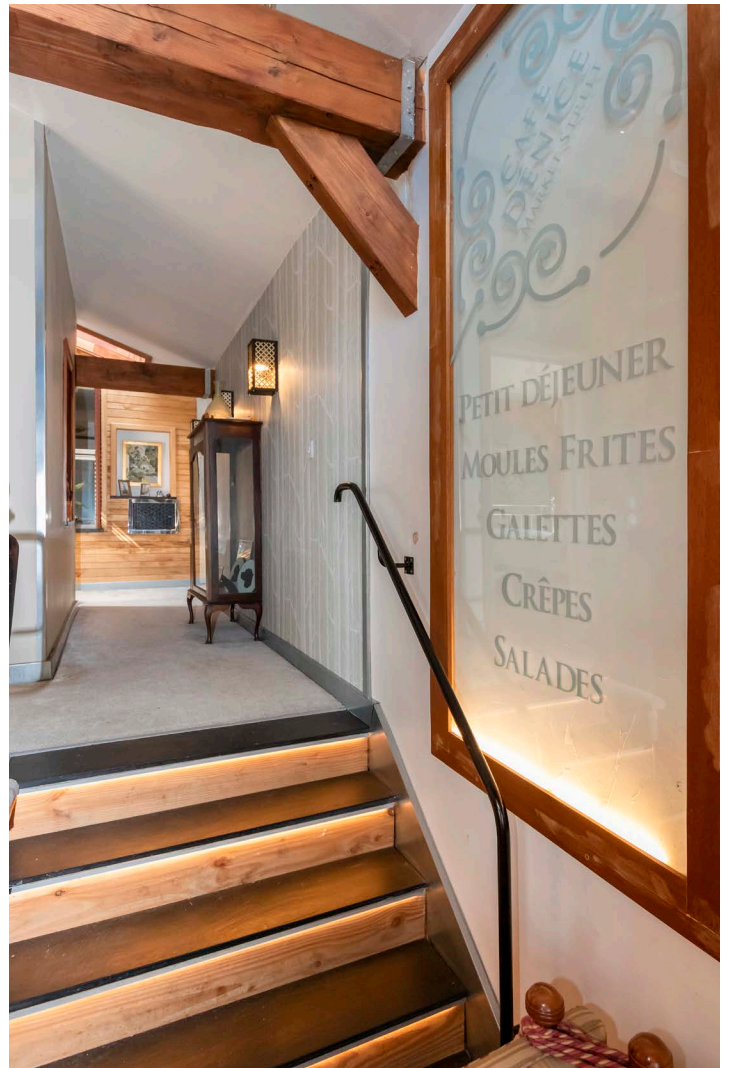
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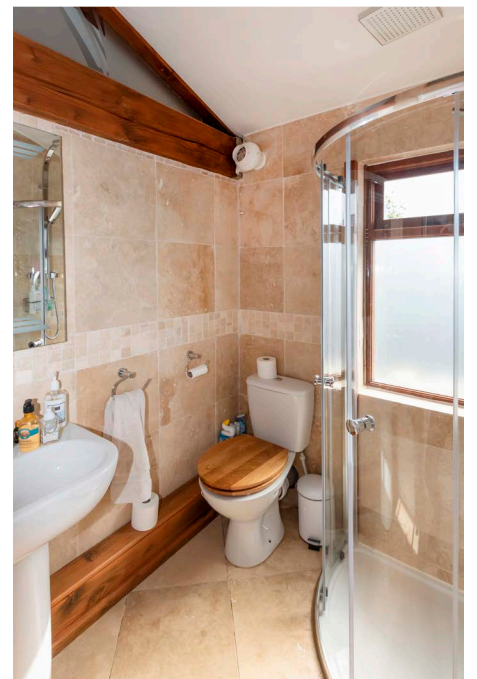
sales@swoffers.co.uk

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





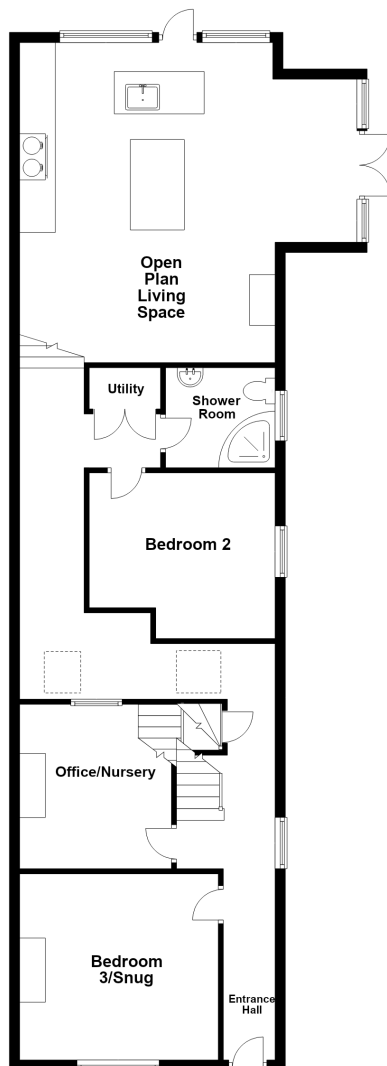




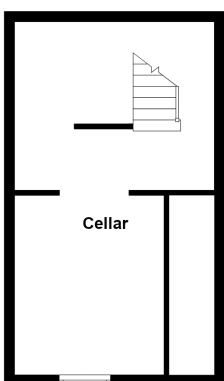




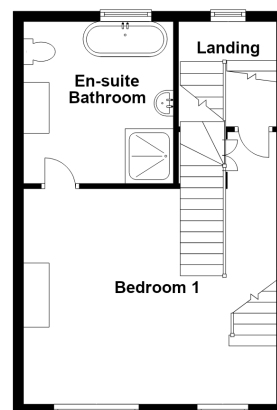
Ground Floor



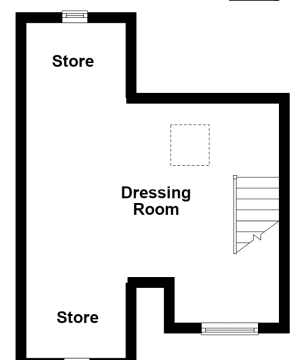
Lower Ground Floor



First Floor



Second Floor



About Argyll

Argyll is an imposing semi-detached house on the quiet western outskirts of St Peter Port. The granite fronted house has been well maintained and has a modern extension to the rear providing a large open plan living area with exposed Douglas Fir beams. The ground floor offers two / three bedrooms, a shower room and an impressive open plan living area with direct access onto the garden. The first floor offers the main bedroom with a well-appointed en suite and stairs leading up to a further room currently used as a dressing area. There is parking for two vehicles which could easily be increased to four, pedestrian access leads along the side of the house to a sunny enclosed patio area and lawned gardens on two tiers. Situated in close proximity to the schools, shops and only a 20 minute stroll to the Town centre viewings are highly recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

24'2" (7.37) & 3'4" (1.02) min x 5'7" (1.70) max

Traditional floor tiles. Stairs to first floor. Access to a cellar which runs under the whole of the property and just gives standing room.

Snug / Bedroom 3

12'7" x 11'7" (3.84m x 3.53m)

Working fireplace.

Office / Nursery

11'4" x 9'5" (3.45m x 2.87m)

Working fireplace.

Bedroom 2

10'10" x 8'9" (3.3m x 2.67m)

Exposed Douglas Fir heavy beams.

Shower Room

6'8" x 4'11" (2.03m x 1.5m)

Fitted with a three piece suite of shower enclosure with rain shower head, low level W.C., and pedestal wash hand basin.

Inner Hallway

Utility area housing washing machine with tumble dryer stacked above.

Open Plan Living Space

28'5" x 20'4" (8.66m x 6.2m)

Stunning vaulted ceiling with exposed Douglas Fir heavy beams. Fitted with a range of wall and base units with wood work surface over. An island with granite work surface over incorporating a single bowl Belfast ceramic sink. Log Burning stove. Access to to underfloor storage which runs under the bathroom. Two pairs of double doors opening to the garden.

FIRST FLOOR

Landing

Large wardrobe.

Bedroom 1

15'3" x 12'1" (4.65m x 3.68m)

Feature fireplace. Wooden flooring. Staircase leading up to the dressing room.

Ensuite Bathroom

11' x 9'3" (3.35m x 2.82m)

Feature fireplace and wooden flooring.. Fitted with a four piece suite of rolltop bath with hand held shower attachment, W.C., large shower enclosure, and pedestal wash hand basin.

SECOND FLOOR

Dressing Room

13' x 9'1" (3.96m x 2.77m)

Large run of fitted wardrobes. Exposed beams. Sloped ceiling.

LOWER GROUND FLOOR

Cellar

Running under bedrooms 3 and 4. With extensive storage and a wine cellar with space for 200 bottles. Also contains modern hot water and heating systems.

OUTSIDE

Front

Where there is a parking area for two vehicles, this could easily be extended to create parking for four vehicles.

Rear

Large patio area with water feature. Access to the lawned upper garden which is best placed to enjoy sunshine throughout the day. Steps down to the lower garden which is fully enclosed by a mixture of hedging and fencing

Appliances

Oil fired Aga, Miele double oven, four main ring gas hob, free standing Hotpoint fridge, free standing Bosch freezer, washing machine , tumble dryer.

TRP: 216

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

Construction: Granite/modern. uPVC double glazed windows. uPVC fascias and soffits.

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

Price excludes: fridge/freezer.



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.