



L'Oasis

Guernsey | Local Market



L'OASIS

Havelet, St. Peter Port, Guernsey, GY1 1BA

Local Market | £2,350,000

L'Oasis is a fantastic property, uniquely perched high above Havelet Bay and enjoying gorgeous sea views across to Castle Cornet and the neighbouring islands. This contemporary home offers an enviable blend of style, space and versatility. Renovated in recent years, L'Oasis maximises natural light and the enviable views. The heart of the home is the impressive bespoke open-plan kitchen, living and dining room, where the indoor space blends seamlessly with the outdoor decking areas. The ground floor also offers a principal bedroom with en-suite, a further double bedroom, utility space and family shower room. An impressive living room spans the entirety of the first floor, where views can be enjoyed from the adjoining balcony.

The property also benefits from a self-contained one-bedroom wing, La Cachette. With its own entrance, kitchen, parking and outdoor area, this accommodation can be used for multi-generational living, guest accommodation or as a rental.

Located in a desirable St Peter Port location and featuring attractive, mature gardens, we highly recommend internal viewing of this fantastic property.







Unique elevated position
Stunning sea views over Castle Cornet
Contemporary, stylish home

Bespoke open-plan kitchen
Self-contained wing accommodation
Desirable St Peter Port location





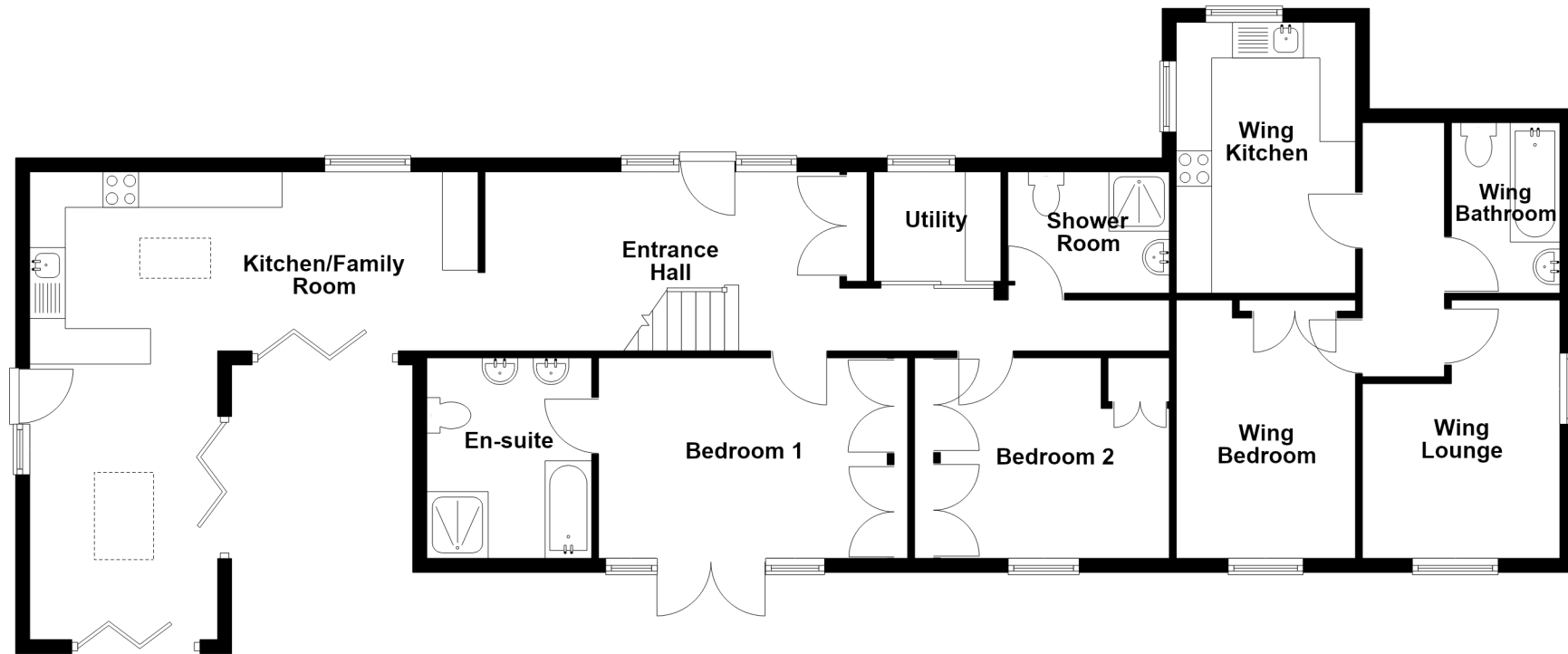


The Wing

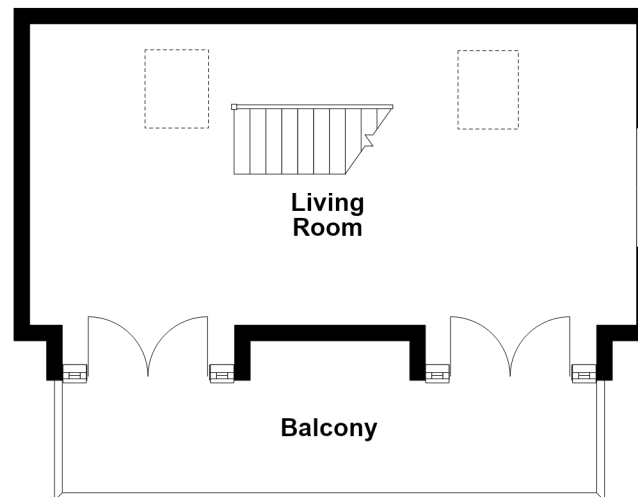




Ground Floor



First Floor



ACCOMMODATION COMPRISING

Kitchen / Dining / Living Room

64’8” x 28’10” (19.7m x 8.8m)
Fitted with a range of solid wood base and wall units with a granite work surfaces over incorporating twin Belfast sinks with a traditional style mixer tap. Vaulted ceilings and various sets of skylights. Three sets of bi-folding doors giving access onto the terrace. solid wood flooring. Open tread stairs to the Living room. Panoramic views of St Peter Port, the harbour and Castle Cornet. The seating area has a tongue-and-groove feature wall. This area is flooded with light due to the vaulted and skylights. There are two feature arched windows which add a touch of character to the room. Two storage cupboards. Sliding barn style door leading to...

Utility Room

7’7” x 3’11” (2.3m x 1.2m)
Fitted with a range of wall and base units with a wooden work surface over incorporating a ceramic Belfast sink. Cupboard housing the hot water cylinders and manifold for the underfloor heating.

Bedroom 1

13’9” x 12’2” (4.2m x 3.7m)
A run of fitted wardrobes provide ample storage. Tongue-and-groove panelling on the walls adding some character. Double doors leading onto the terrace area accessed from this bedroom with sea views overlooking Herm island and the harbour.

Ensuite Bathroom

11’2” x 8’6” (3.4m x 2.6m)
Fitted with a walk-in shower with waterfall shower attachment and a fitted seat with a marble top, freestanding rolltop bath with clawed feet and telephone style attachment, and his-and-hers Neptune sink unit with storage below and stone top over and wall mounted lighting either side. Tiled floor. Tongue-and-groove style panelling on the walls. Traditional Victorian style heated towel rail. Window offering a sea view.

Bedroom 2

11’2” x 9’2” (3.4m x 2.8m)
A run of fitted wardrobes and storage cupboard. Large window overlooking the front terrace.

Shower Room

7’3” x 5’11” (2.2m x 1.8m)
Fitted with a shower cubicle, vanity unit incorporating Villeroy & Boch wash hand basin with mirror behind, W.C. Heated towel rail. Tiled floor.

FIRST FLOOR

Living Room

37’1” x 21’ (11.3m x 6.4m)
The room has a vaulted ceiling and is flooded with light. Two sets of French doors leading to an upper terrace which has a continuation of the panoramic views overlooking the east coast. Two Velux window to the rear and an additional arched feature window in keeping with the ones downstairs. Eaves storage.

Terrace

The terrace which is accessed from the Living Room is decked with a glass balustrade all around providing uninterrupted views of the east coast.

LA CACHETTE (THE WING)

Entrance Hall

13’1” x 3’11” (4m x 1.2m)

Kitchen

12’6” x 9’10” (3.8m x 3m)
Fitted with a range of wall and base units with work surface over incorporating sink and drainer. Tiled floor. Grant oil fired boiler.

Bathroom

8’2” x 5’11” (2.5m x 1.8m)
Fitted with a three piece suite of panelled bath with shower over, wash hand basin and W.C.

Lounge / Diner

21’4” x 11’10” (6.5m x 3.6m)
Window to front with sea views.

Bedroom

18’4” x 11’10” (5.6m x 3.6m)
Run of fiited wardrobes. Large window. Wooden flooring. Note: there is a door which has been blocked off on one side but could easily be opened up to allow access into the house if someone needed to incorporate the wing back into the property.

Appliances

Classic Deluxe 100 Rangemaster cooker with a five ring gas burner, integrated Bosch dishwasher, integrated Bosch fridge, integrated Bosch freezer, . Hotpoint tumble dryer, Samsung washing machine.
Wing: Beko washing machine, Hotpoint tumble dryer, Hoover fridge/freezer, Belling electric oven, AEG hob, extractor fan.

OUTSIDE

Grounds

The property occupies a prime elevated site in St Peter Port just down from the Hotel de Havelet and is accessed via a private entrance leading onto an off road parking area. There are two large timber storage sheds, there is also permission for a double garage in place of the sheds. The house is accessed down some steps with an area of paving leading to the front door, this wraps around to the side of the house where there is an area laid to part gravel and part paved to the side and is perfect for alfresco dining. The garden is in two tiers, one which is a decked terrace which comes off of the kitchen/lounge/diner, is decked and again surrounded by a glass balustrade and provides a good size entertaining space. There is an area leading from the main bedroom with a timber fence and gate which separates the main house and the little terrace for the wing. Three sets of steps provide access to the lower terrace which is laid to lawn providing a perfect area for a play area and is surrounded large granite walls to either side and hedging and various flowers and shrubs. There are two further timber storage sheds. A timber gate gives access out onto Havelet and the road.

TRP: 355

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Full electric underfloor heating in the main house. Oil fired central heating in the wing.

Construction: Cavity. Aluminium double glazed windows. uPVC fascias and soffits.

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

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, Swaffers 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 firms employment has the authority to make orgive any representation or warranty in respect of the property.