

SIX EIGHTY ONE

£1,650,000

LOCAL MARKET





SIX EIGHTY ONE

Route de La Lague, St Peters, GY7 9HT

£1,795,000

LOCAL MARKET

Originally constructed during the German Occupation of the Channel Islands in WWII, the reinforced concrete personnel shelter supported the coastal defences at 'Wn. Grüne Düne' (Resistance Nest Green Dunes) on Guernsey's West Coast overlooking Rocquaine Bay. It once housed up to 12 soldiers and after an extensive four year renovation project, is now thought to be the only fully converted personnel bunker on British soil. Over a five month period, 144 tonnes of reinforced concrete was removed (including the entire 2 metre thick rear elevation) and a new cavity extension built at the rear to provide the living and kitchen areas seen today.

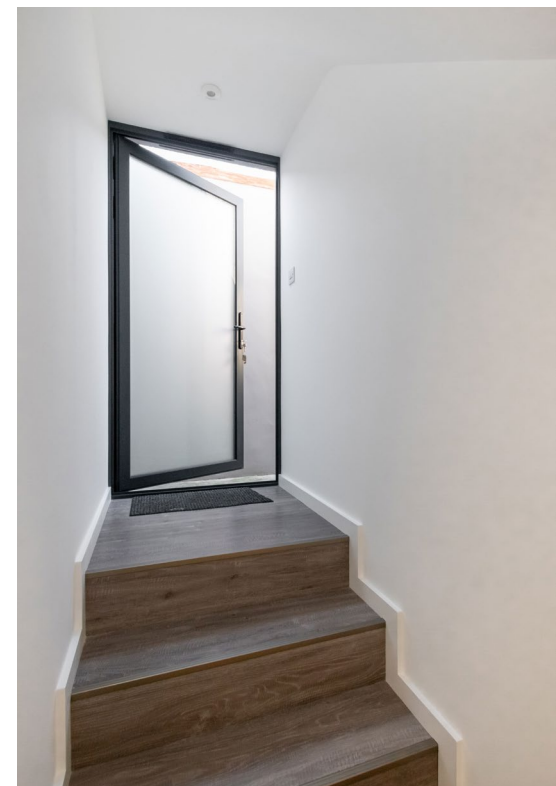
There are numerous features within the property, including an original steel door frame which once held a half ton barn style door and a multitude of recessed, illuminated niches which once acted as vents throughout the bunker and are still visible in a couple of rooms. The original exterior structure was fully exposed, repaired and resealed, whilst the internal walls were sandblasted and a three coat epoxy seal applied to the internal ceilings and all internal walls and floors were tanked. At the same time, all walls, ceilings and floors were fully insulated, making it an incredibly efficient home to heat and run.

Sit on a site of 2.5 acres, with sea views from the first floor rooftop garden and south facing rural views from the first floor terrace, ground floor extensive patio and gardens alongside, this is a truly bespoke, one off and unique home.

SHORTLISTED IN 2025 FOR CONVERSION OF THE YEAR AT THE ARCHITECTURAL TECHNOLOGY AWARDS.















Original 1942 WWII bunker

Thought to be only converted personnel bunker on British soil

Now offers three bedrooms and three bathrooms

Newly built living and kitchen extension

Superb rural views to rear, with total site of 2.5 acres

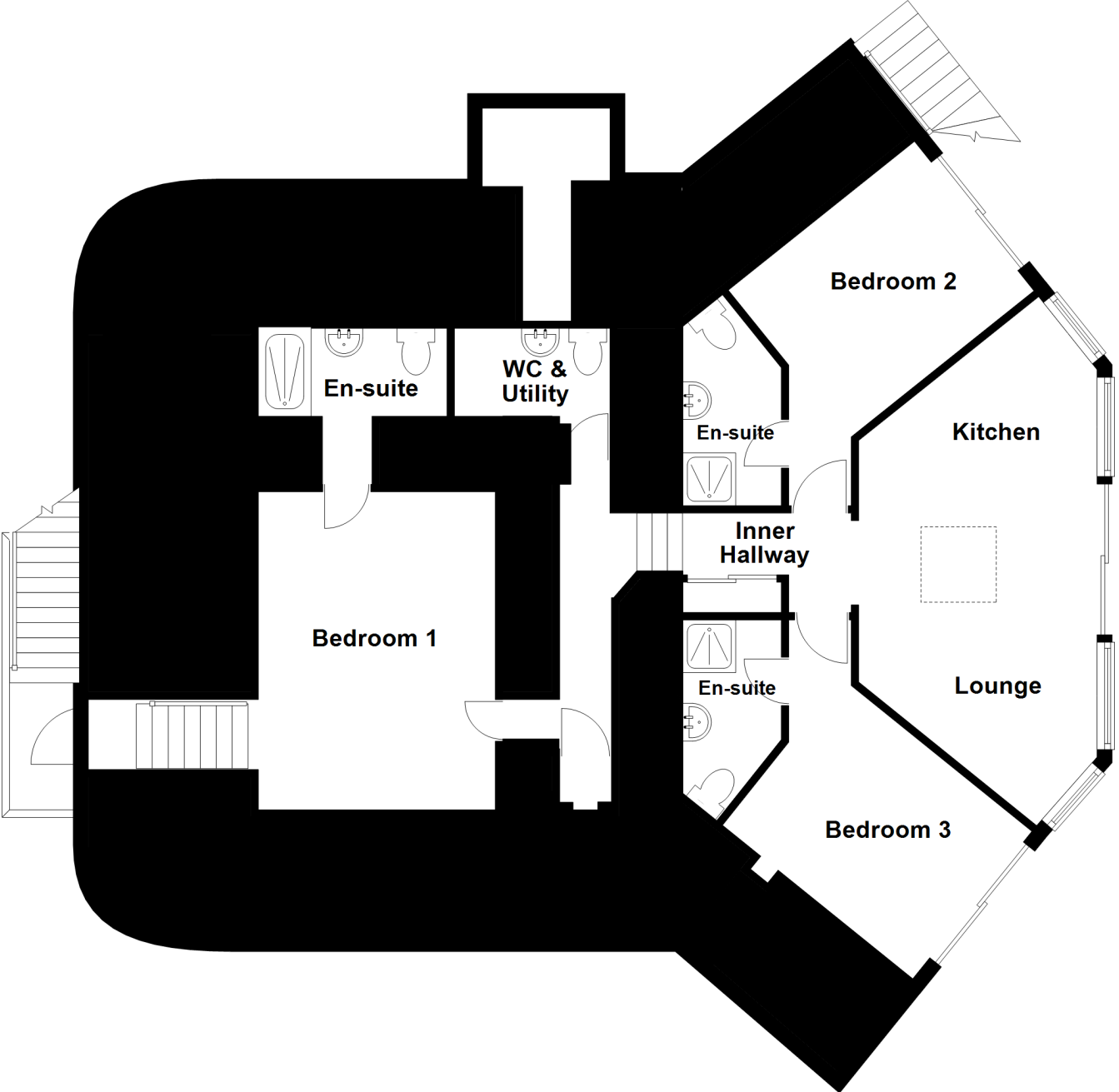
Large south facing first floor terrace, substantial patio and gardens

Sea views to front from rooftop gardens and terrace

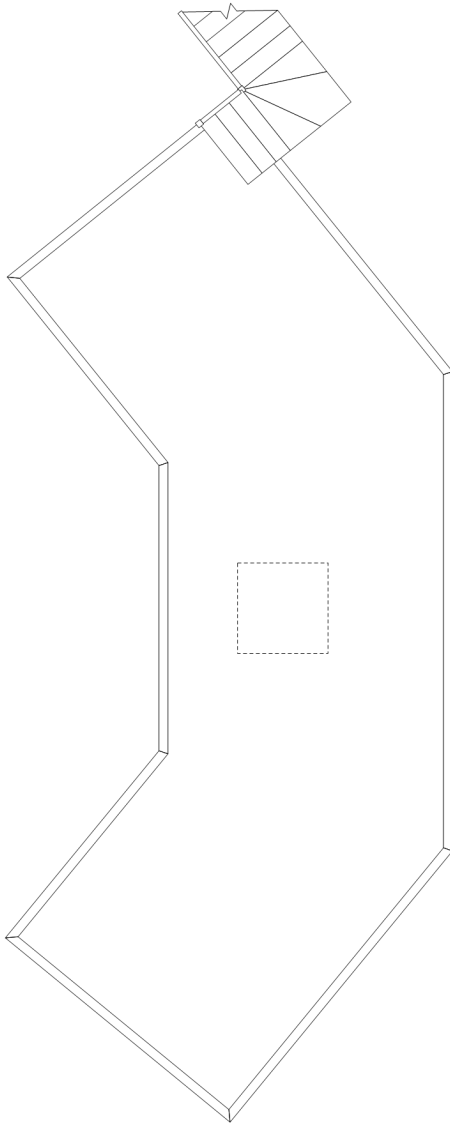
Many original features and a truly unique, bespoke home



Ground Floor



Roof Terrace



ACCOMMODATION COMPRISING

Kitchen / Living Room

33'10" (10.32) max & 18'8" (5.68) min x 13'8" (4.17)

A superb space, enjoying panoramic views across the south facing gardens and fields beyond. Split into two distinct areas and laid to wood effect flooring, the Kitchen area will provide space for a fully fitted kitchen of a purchaser's choosing. A run of sliding windows provides the aforementioned rural views whilst the similar sized Living Area also enjoys views across the rear of the property thanks to a second expanse of glass. A central glazed rooflight further floods the room with light. Finally, a double glazed sliding patio door, with fixed side screen, gives access to the rear.

Inner Hall

16'6" (5.03) max & 2'11" (0.89) min x 14'2" (4.31) max & 2'11" (0.88) min T-shaped

Wood effect flooring. Remnants of original steel door frame and hinges and further ventilation shafts which are now framed within recessed display niches and low level lighting. Fitted airing cupboard housing immersion heater.

Bedroom 3

15'10" x 9'9" (4.83m x 2.97m)

Wood effect flooring. A pair of sliding patio doors gives an outlook over, and access onto, the south facing lawned gardens and fields beyond.

Shower Room

10'8" (3.25) average x 5'8" (1.72)

Stylish three piece white suite of corner shower cubicle, wall mounted wash hand basin set in vanity unit with storage cupboard below, and concealed low flush wc. Granite effect tiled walls and tiled floor.

Bedroom 2

13'9" x 9'8" (4.2m x 2.95m)

Wood effect flooring. A pair of sliding patio doors gives an outlook over, and access onto, the south facing lawned gardens and fields beyond.

Ensuite Shower Room

10'11" (3.32) average x 5'4" (1.62)

Stylish three piece white suite of corner shower cubicle, wall mounted wash hand basin set in vanity unit with storage cupboard below, and concealed low flush wc. Granite effect tiled walls and tiled floor.

Utility Room / Separate WC

8'4" x 4'2" (2.54m x 1.27m)

Stylish two piece black suite of rectangular wash hand basin set on recycled scaffolding board vanity unit with storage below, and matching low flush wc. Wood effect flooring. Space and plumbing for washing machine and space for tumble dryer.

Bedroom 1 / Snug

16'4" x 13'1" (4.98m x 4m)

Wood effect flooring. Two sun pipes. Staircase and double glazed door to front giving access onto a rooftop garden.

Ensuite Shower Room

10'8" x 4'1" (3.25m x 1.24m)

Stylish three piece black suite of large walk-in shower cubicle, rectangular wash hand basin set on recycled scaffolding board vanity unit with storage below, and matching concealed low flush wc. Marble tiled floor and walls.

OUTSIDE

The property is approached over a long gravelled driveway which leads down the side of 'Six Eighty One', flanked to either side by raised beds incorporating a variety of mature trees, low height hedging and driveway lighting, culminating in a large parking and turning area at the rear. From the parking area, a paved pathway giving access onto a substantial granite paved terrace which runs across the rear of the property and, being south facing, is well placed to enjoy sun for a large proportion of the day whilst enjoying a lovely rural aspect over the gardens and fields beyond. From the patio, steps lead onto the enclosed lawned garden bounded by earth banks on two sides whilst beyond the garden and accessed via a five bar ranch style gate from the parking area are two agricultural fields. The whole site encompasses two and a half acres.

Rooftop Gardens and Terrace

From Bedroom 1/Snug, an external stairway gives access onto the roof of 'Six Eighty One' which has been laid to a grass sedum roof and from where superb views are enjoyed across Rocquaine Bay and L'Eree, not least from two observation posts. Separately a steel staircase in one corner of the south facing rear patio gives access onto an elevated south facing terrace which is laid to composite decking with minimalistic glass balustrading to rear, all combining to provide a beautifully sheltered south facing seating area enjoying the best of the panoramic views over the agricultural land and fields beyond.

TRP: 280

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Full electric underfloor heating.

Construction: Concrete and cavity construction. Aluminium double glazed windows. Handmade lead hoppers and downpipes.

Price includes: As seen.

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.



sales@swoffers.co.uk

01481 711766

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