



Grand Fort

Grand Fort Road, St. Sampson's, Guernsey, GY2 4FG



Grand Fort

Grand Fort Road, St. Sampson's, GY2 4FG

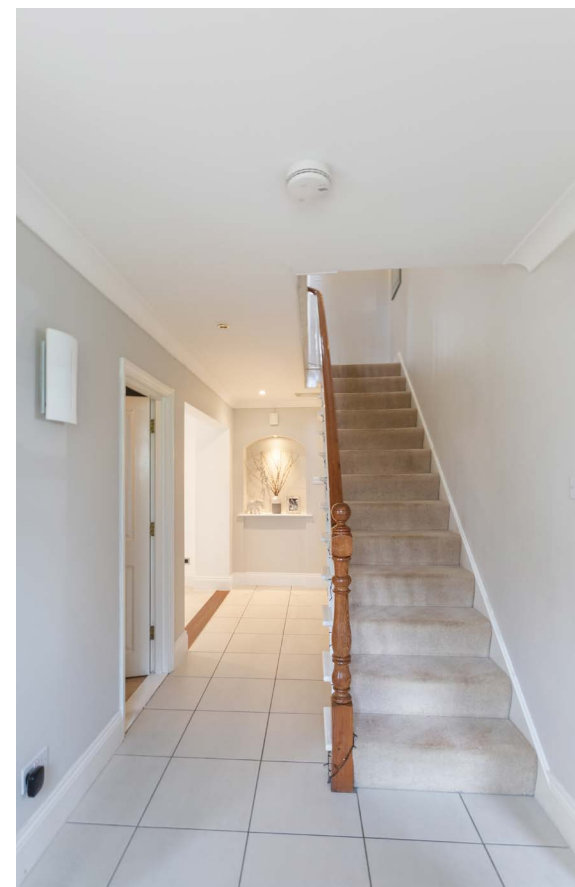
LOCAL MARKET

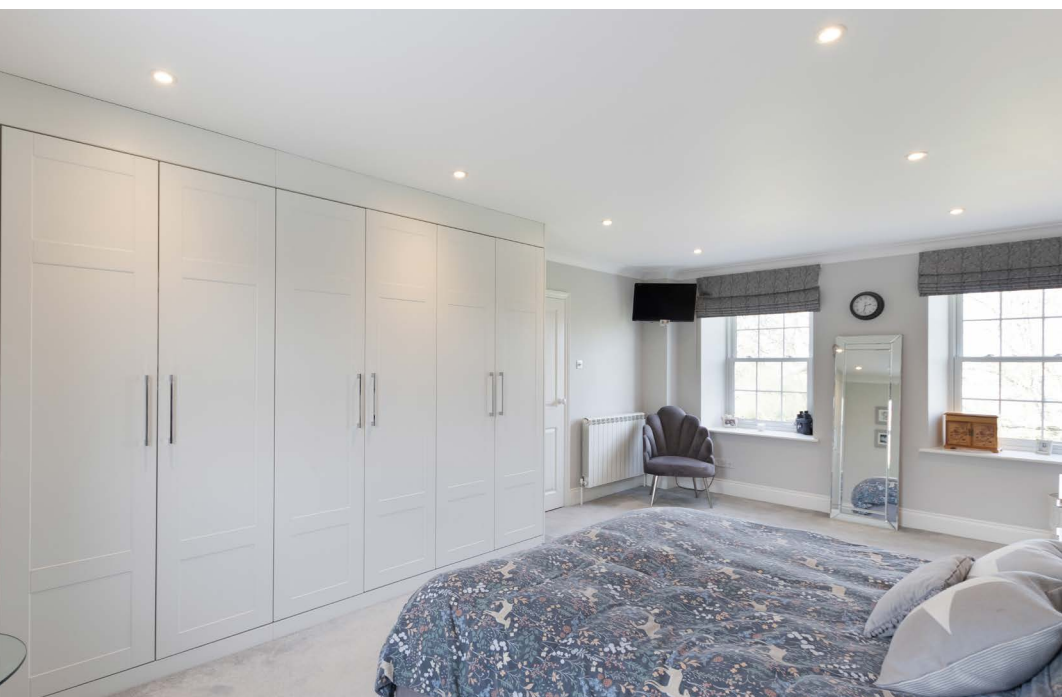
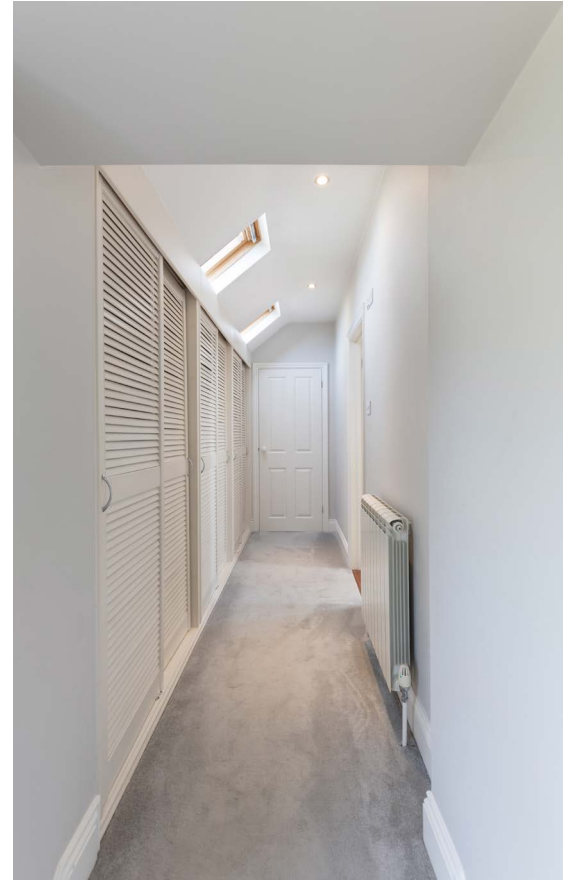
£2,495,000

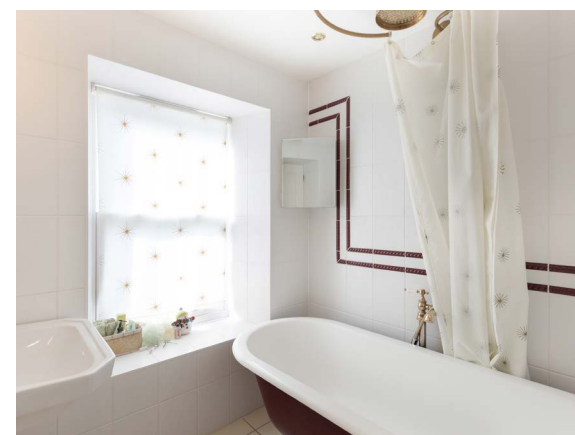
This iconic building has been completely and thoroughly renovated with loving attention to every detail of its rebuild and then further enhanced by the addition of a stunning Kitchen / Dining / Family room, complete with high quality, hand made Loxley units and Crittall windows and doors whilst also being complemented by a matching walk in pantry and separate utility / boot room. The result is a quite breathtaking home which boasts wonderfully proportioned reception rooms and up to seven bedrooms - three of which are ensuite with the remaining rooms being served by a family bathroom. Whilst the main house is stunning in its own right, the property also includes a charming detached cottage and quite unique, superbly landscaped gardens which provide complete privacy and an oasis of calm. A quite stunning family home.















Iconic and imposing property

Completely renovated throughout

Up to seven bedrooms & four bathrooms

Stunning, modern & high spec Kitchen / Dining / Family Room extension

Separate, charming one bedroom cottage

Excellent reception space throughout

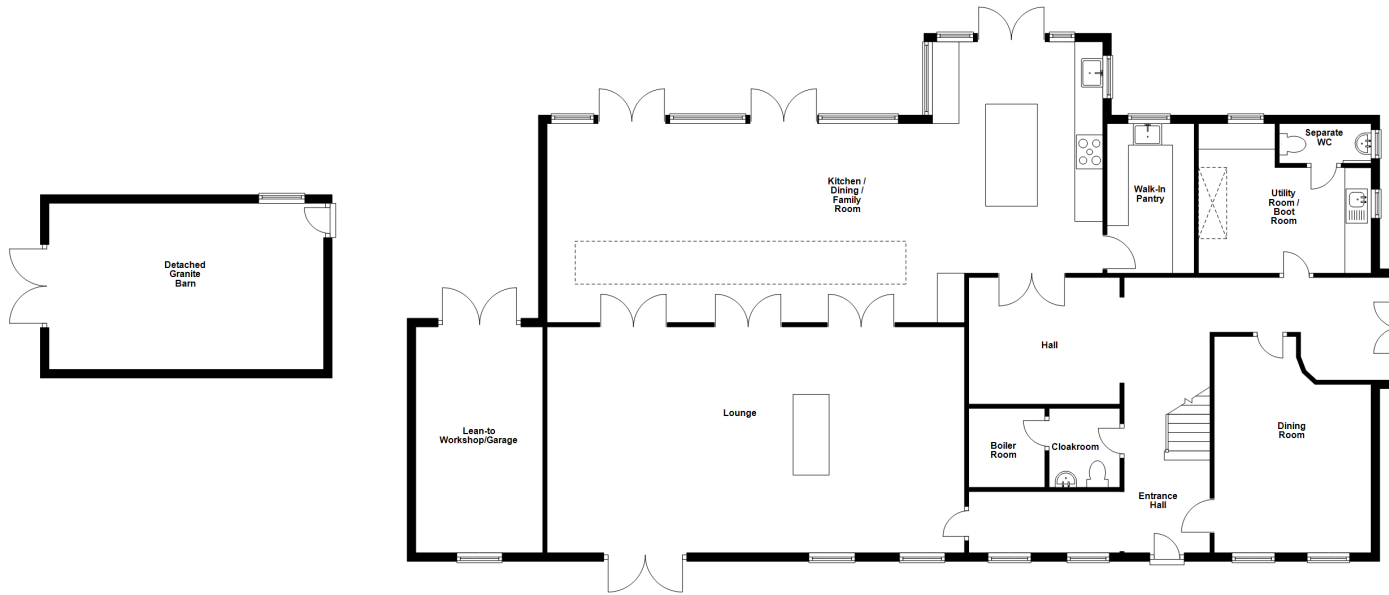
Superb landscaped gardens

Total site of 1.5 acres

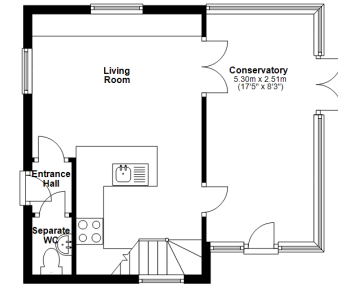
Detached Cottage



Ground Floor



Detached Cottage - Ground Floor



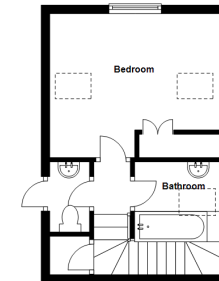
First Floor



Second Floor



Detached Cottage - First Floor



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.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

20'6" x 6'7" (6.25m x 2m)
Elegant hallway boasting wooden glazed door to front with leaded stained glass insets. Polished porcelain tiled floor. Beautiful wooden staircase to First Floor.

Lounge

32'6" x 17'3" (9.9m x 5.26m)
A very large room split into two distinct areas and separated by a floor to ceiling elevated fireplace incorporating Living Flame fire with raised hearths to either side. Solid wood flooring. Run of windows and double doors to front with three arched sets of double doors into the Kitchen / Dining / Family Room.

Separate WC

6' x 5' (1.83m x 1.52m)
Two piece white suite. Tiled floor.

Boiler Room

6' x 6' (1.83m x 1.83m)
Boulter central heating boiler and immersion heater, the whole room providing an excellent drying area. Tiled floor.

Dining Room

16' x 12'5" (4.88m x 3.78m)
Solid wood flooring. Two windows to front and window to side. Highly attractive curved wall to one side.

Open Study

10'8" x 7'8" (3.25m x 2.34m)
Tiled floor. Wooden double doors to...

Kitchen / Dining / Family Room

45'3" (13.8) x 16'10" (5.13) max & 15'2" (4.63) min
A stunning extension laid to tiled flooring and boasting an extensive run of Crittall windows to the side and rear, with three sets of doors combining to

provide an attractive outlook over the gardens and give access to the same. The Kitchen is fitted with a comprehensive range of beautiful, high quality hand made Loxley base and wall units with marble work surfaces over incorporating twin Belfast sinks. Central island unit incorporating breakfast bar area providing space for four people. Exposed granite work and partly vaulted ceiling with glazed rooflights. Space for large dining table and further separate seating area. Three arched sets of double doors into Sitting Room.

Walk-In Pantry

10'3" x 7'5" (3.12m x 2.26m)
Continuation of the Loxley hand made units with marble work surfaces over incorporating stainless steel sink. Tiled floor. Window to rear.

Utility Room / Boot Room

14' (4.26) x 10'3" (3.12) max & 7'2" (2.19) min
Continuation of the Loxley range of base and wall units with marble and wood block work surfaces over. Tiled floor. Windows to side and rear. Low height seating area with open cloaks storage alongside.

Separate WC 2

6'9" x 3' (2.06m x 0.91m)
Two piece white suite. Tiled floor. Window to side.

FIRST FLOOR

Landing

20'6" x 5'8" (6.25m x 1.73m)
Continuation of staircase to Second Floor. Window to front. Sun pipe.

Bedroom Suite 2

22'4" x 10'8" (6.8m x 3.25m)
Three windows to rear and window to side, all providing an aspect over the gardens.

Ensuite Bathroom

6'3" x 6' (1.9m x 1.83m)
Stylish three piece white suite of 'ball and claw' roll top bath with central shower over incorporating 'Rain-Maker' shower head, pedestal wash hand basin and low flush wc. Tiled floor and tiled walls. Window to side.

Bedroom Suite 3

13'6" x 13'2" (4.11m x 4.01m)
Two windows to front and window to side.

Ensuite Bathroom

6'6" x 6'2" (1.98m x 1.88m)
Stylishly fitted with a three piece white suite of roll top bath with central shower over incorporating 'Rain-Maker' showerhead, wall mounted wash hand basin and low flush wc. Tiled floor and walls. Sun pipe.

Main Bedroom Suite

20'7" x 12'2" (6.27m x 3.7m)
Comprehensive range of bedroom furniture to include a seven door run of wardrobes, two low height chest of drawers and two bedside cabinets. Two windows to front and window to rear.

Walk-through Dressing Area

12'6" x 3'4" (3.8m x 1.02m)
Full length run of wardrobes. Two velux roof lights to front.

Ensuite Bathroom

11'8" x 10'5" (3.56m x 3.18m)
Comprehensive suite comprising 6' wide steam shower cubicle, twin circular wash hand basins set in tiled worktop with a run of low height storage below, sunken bath and low flush wc. Fully tiled floor and walls. Two velux roof lights to rear.

Dressing / Sitting Room

21' x 17'9" (6.4m x 5.4m)
Comprehensive run of

wardrobes and dressing table to one side. Two velux roof lights to front and rear. Access to roof space. Two sun pipes.

SECOND FLOOR

Note

This floor could be utilised a separate apartment, ideal for a semi independent teenager or relative, or as an extension to the main house providing three additional bedrooms.

Landing

18'9" x 10' (5.72m x 3.05m)
Velux window to front. Galley kitchen comprising a run of low height units with marble effect work surfaces over incorporating single bowl, single drainer stainless steel sink and Hotpoint Iced Diamond fridge.

Office / Bedroom 4

17'10" x 12' (5.44m x 3.66m)
Gable window to rear, dormer window to one side and velux window to the other, all serving to provide an attractive aspect over the gardens. Run of low height storage units down one wall. Access to undereaves storage.

Bedroom 5

16'6" x 9'3" (5.03m x 2.82m)
Dormer window to front and gable window to side. Access to undereaves storage.

Bathroom

8'7" x 6'4" (2.62m x 1.93m)
Stylish three piece white suite of bath with shower over, oval wash hand basin set on free standing wooden vanity unit with low height storage below, and low flush wc. Tiled floor and walls. Sun pipe.

Bedroom 6

17'7" x 12'2" (5.36m x 3.7m)
Dormer windows to front and rear.

OUTSIDE

Front

Approached over a long and elegant driveway, flanked to either side by rows of mature trees. The driveway sweeps across the front of the property in both directions, culminating in a large brick paved parking and turning area. The gardens in front of the property are substantial and predominantly laid to lawn, boasting a number of mature trees with a secondary driveway providing an in-and-out access if required. To one side of the parking area is a...

DETACHED COTTAGE

Entrance Hall

4' x 3' (1.22m x 0.91m)
uPVC part glazed stable door to side. Wood laminate flooring.

Separate WC

4'5" x 3' (1.35m x 0.91m)
Two piece white suite. Wood laminate flooring. Window to side.

Lounge

13' x 11'7" (3.96m x 3.53m)
Windows to side and rear. uPVC double glazed double doors into the conservatory. Breakfast bar providing space for 3-4 people, which in turn leads into the...

Kitchen

9'7" x 9'5" (2.92m x 2.87m)
Limed oak base and wall units with granite effect work surfaces over incorporating circular single bowl, single drainer stainless steel sink. Wood laminate flooring. Staircase to First Floor. Window to front and uPVC half glazed stable door into...

Conservatory

19' x 8'3" (5.8m x 2.51m)
Of uPVC double glazed construction with vaulted double

glazed roof over. Tiled floor. Exposed granite wall. Door to front and pair of double doors to side giving access onto a private paved patio.

FIRST FLOOR

Landing

6'3" x 3' (1.9m x 0.91m)
Recessed storage cupboard.

Bathroom

6' x 5'6" (1.83m x 1.68m)
Two piece white suite of bath with shower over, and wash hand basin set in vanity unit with storage cupboard below. Velux window to side.

Separate WC

5'5" x 3' (1.65m x 0.91m)
Two piece white suite. Tiled floor. uPVC half glazed stable door to side.

Bedroom

13' x 11'8" (3.96m x 3.56m)
Incorporating fitted cupboard and single wardrobe. Velux windows to either side and gable window to rear.

OUTSIDE

To the immediate rear of the cottage is an ornate patio, flanked by dressed low height walls. To the other side of the cottage is a substantial open paved area which leads across the rear of the main house, incorporating an expanse of lawn with a paved pathway leading past an illuminated well and culminating in a large paved patio area to one side, flanked by raised flower beds. This area in particular enjoys seclusion, shelter and privacy and is well placed for the sun. Steps on two sides give access to the remainder of the gardens.

Lean-to Workshop / Garage

18'5" x 9'9" (5.61m x 2.97m)
Window to front and wooden

double doors to rear. Detached Granite Barn 21' X 12'7" (6.4m X 3.84m)
Wooden double doors to front. Pedestrian door to rear and window to side. Part concrete part granite cobbled floor. Attic storage area. Alongside of the detached barn are the remnants of a further granite outbuilding which could be rebuilt if required, lapsed consent for a double garage having been previously obtained.

Working Garden Area

Alongside of these two barns is a working garden space incorporating an aluminium single glazed domestic greenhouse, and purpose built composting and storage bays.

Landscaped Gardens

The gardens continue above and beyond the immediate rear of the house, providing further lawned gardens interspersed with gravel and paved pathways and a tremendous variety of flowering shrubs and bushes. To the far side are further raised vegetable beds together with the remnants of a piggery, alongside of which is a highly private and attractively styled Japanese garden incorporating a delightful paved seating area flanked by a variety of bamboos. Alongside of this is a...

Granite Potting Shed

10'9" x 8'8" (3.28m x 2.64m)
Of granite construction with slate tiled floor incorporating Belfast sink with tiled work surfaces and wall mounted electric water heater.

Separate WC

3'4" x 3' (1.02m x 0.91m)
Low flush white wc.

Alongside of the Potting Shed and paved patio is a raised decked seating area built atop

a large granite hougue. To the far side of the smaller detached cottage is an additional expanse of garden incorporating aluminium single glazed domestic greenhouse, raised beds and central pergola with paved pathway leading to the conservatory.

Appliances

Two Siemens electric ovens, Siemens induction hob, stainless steel extractor fan, Siemens dishwasher, Siemens 6' fridge, Siemens 6' freezer, two AEG wine fridges, Hotpoint washing machine, Blomberg tumble dryer.
Detached Cottage: Hotpoint electric double oven with matching hob and stainless steel extractor over, low height Zanussi fridge/freezer, and Hotpoint washing machine / tumble dryer.

TRP 697

Viewing: BY APPOINTMENT
Possession: BY ARRANGEMENT
Services: Mains water, electricity and drainage. Bottled gas for lounge fireplace. Oil fired central heating. Electric underfloor heating and Rako lighting to Kitchen / Dining / Family Room, Walk in Pantry and Utility Room. Hard wired fibre. Shared water and electricity to Cottage, with separate oil fired heating. Rako outdoor/garden lighting. Irrigation system which feeds rear lawn from natural well.
Construction: Cavity built. uPVC double glazed windows with Crittall double glazed windows to extension. uPVC fascias and soffits.
Price includes: Carpets, curtains and light fittings. Kitchen and utility appliances as listed.