

**SOLE
AGENT**



Floreat House

Les Petites Capelles Road, St. Sampson, GY2 4GR

 x4  x2 **PERRYS 9G3 TRP 255+57**

- Detached Victorian Villa
- Large private garden just under 3/4 of an acre
- Ample parking
- Four double bedrooms
- Open plan kitchen/diner
- Versatile attic room

£1,150,000

LOCAL MARKET

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





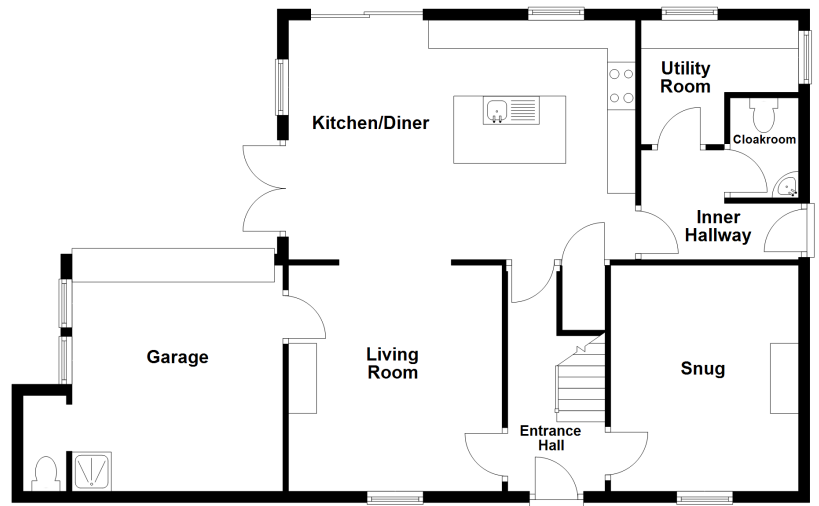




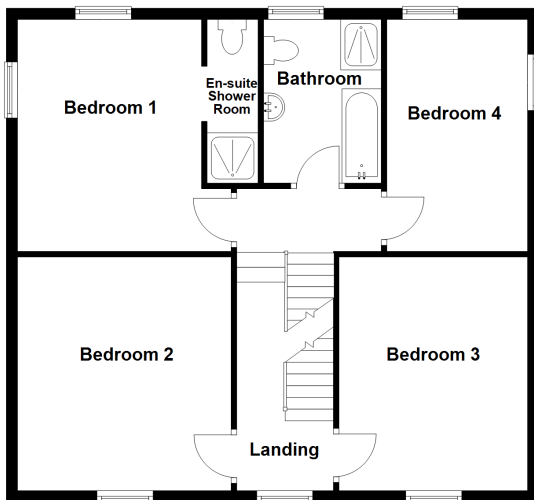




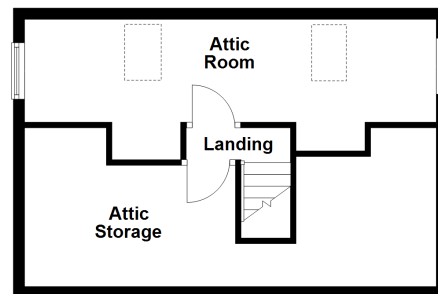
Ground Floor



First Floor



Second Floor



About Floreat House

Floreat House is a substantial Victorian Villa set on a good-sized plot offering space both inside and out for a growing family. The accommodation comprises of two reception rooms to the front with open fireplaces, an open plan kitchen diner providing an ideal entertaining space, separate utility room and downstairs cloakroom. Upstairs there are four double bedrooms, one being en-suite and a four piece family bathroom. On the top floor there is a useful attic room that would make a great playroom or study as well as further floored attic space providing ample storage. Outside the gardens feel rural and private and include areas of lawn, fruit trees, planted borders and a patio from the kitchen perfect for al-fresco dining. The site is approached by a long, sweeping driveway to the side and rear and offers ample off street parking.

ACCOMMODATION COMPRISING

Entrance Hall

13'11" x 6'11" (4.24m x 2.1m)
Stairs to first floor landing.

Snug

13'9" x 11'10" (4.2m x 3.6m)
Open fireplace with surround, mantel and hearth.

Living Room

13'9" x 12'2" (4.2m x 3.7m)
Window to the front. Fitted with a fireplace. Door providing access to the garage.

Kitchen / Diner

22'8" x 14'9" (6.9m x 4.5m)
Fitted with a range of wall and base units and a mixture of laminate and granite worksurfaces over with an island. Sliding doors providing access to the garden and side patio doors providing access to the garden as well. Storage cupboard under the stairs.

Inner Hallway

8'10" x 5'11" (2.7m x 1.8m)
Door providing access to the side.

Utility Room

8'6" x 8'6" (2.6m x 2.6m)
Fitted with a range of wall and base units with worksurfaces over.

Cloakroom

6'7" x 3'3" (2m x 1m)
Fitted with a wash hand basin with storage below and W.C.

FIRST FLOOR

Landing

18'1" x 9'10" (5.5m x 3m)
Stairs to second floor landing.

Bedroom 1

14'9" x 12'2" (4.5m x 3.7m)
Dual aspect room.

Ensuite Shower Room

11'2" x 3'3" (3.4m x 1m)
Fitted with a three piece suite of shower, wash hand basin and W.C.

Bedroom 2

13'9" x 11'10" (4.2m x 3.6m)

Bedroom 3

13'9" x 12'2" (4.2m x 3.7m)

Bedroom 4

14'9" x 8'10" (4.5m x 2.7m)
Dual aspect room.

Family Bathroom

11'2" x 7'10" (3.4m x 2.4m)
Fitted with a four suite of bath, shower, wash hand basin with storage below and W.C.
Tiled flooring. Storage cupboard housing the water tank.

SECOND FLOOR

Landing

6'11" x 2'4" (2.1m x 0.7m)

Attic Room

31'10" x 12'10" (9.7m x 3.9m)
Fitted with eaves storage. Velux window and windows to both sides.

Attic Storage Space

32'2" x 15'1" (9.8m x 4.6m)

Garage/Workshop/Store

14'5" x 11'6" (4.4m x 3.5m)
Providing ample storage accessed by barn style doors. Houses the oil-fired boiler. Shower cubicle with an electric shower.

OUTSIDE

Front

Long driveway which extends round the side of the property and to the rear, providing ample parking.

Rear

This whole site is just under 3/4 of an acre and backs onto the Capelles Reservoir. From the kitchen there is brick laid patio and an area of gravel, on it sits a Hotspings jacuzzi.

A further area of gravel sectioned off into an area of lawn. Further enclosed garden with orchard and surrounded by mature trees and shrubs. Raised borders with various plants.

There are a variety of outbuildings including an old vinery boiler house, garage/workshop, a greenhouse and timber storage shed.

Appliances

Range Master oven, Range Master extractor fan, Samsung American style fridge/freezer with an ice machine, NEFF dishwasher, Hotpoint washing machine, Hotpoint tumble dryer and a Lec fridge. Outside there is a Hotspring Jacuzzi.

TRP: 312

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Original part of the house is Victorian style 1930's solid blockwork with thermobarding to some of the walls and ceilings. The rear is a cavity built extension. Wooden and uPVC single and double glazed windows.

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

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