



La Colline

Mont Arrive, St. Peter Port, Guernsey, GY1 2AA

£1,895,000

Open Market | Sole Agent



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



- Unique opportunity in St. Peter Port
- Seven bed & four bath/shower open market unit
- Four bed & three bath/shower local market unit
- Very well maintained with excellent proportions
- Ideal staff accommodation
- Investment opportunity
- Convenient location close to amenities
- Plenty of parking



La Colline - Open Market





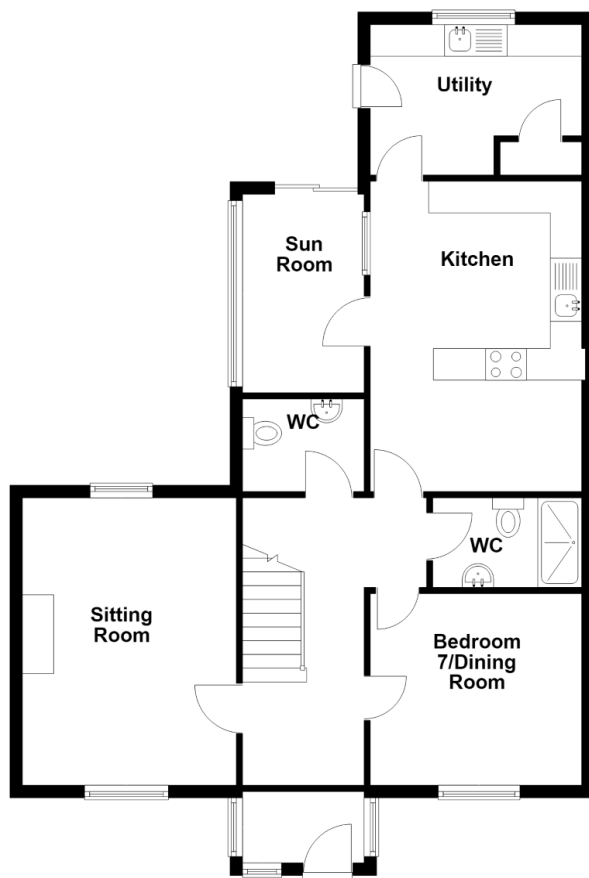
Petite Colline - Local Market



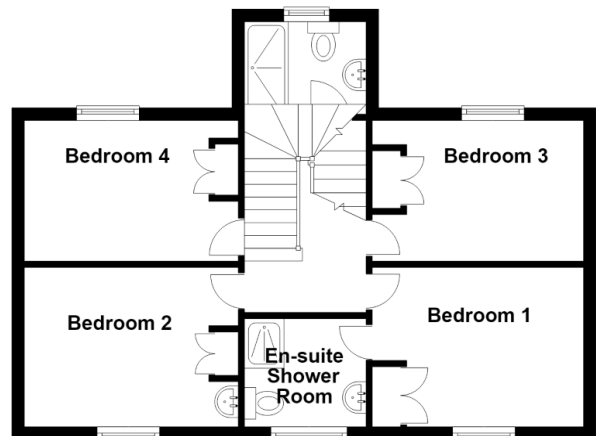


LA COLLINE - OPEN MARKET

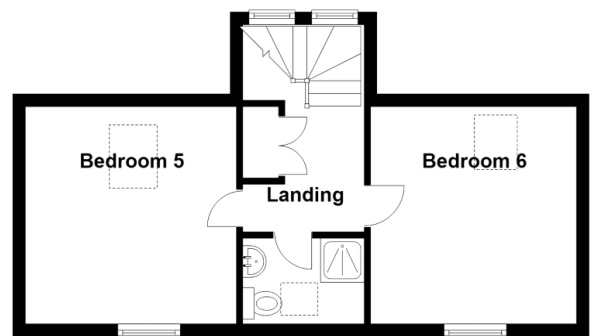
Ground Floor



First Floor

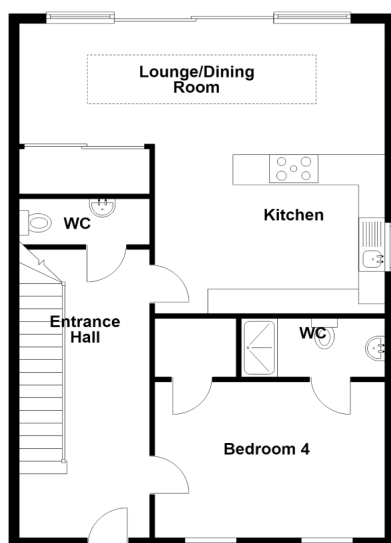


Second Floor

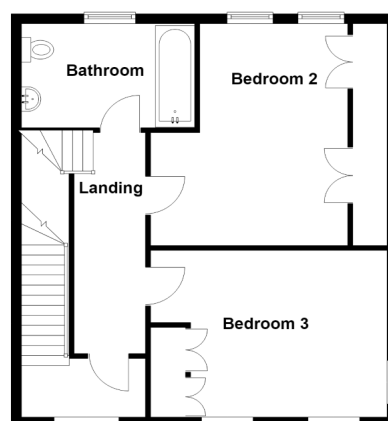


PETITE COLLINE - LOCAL MARKET

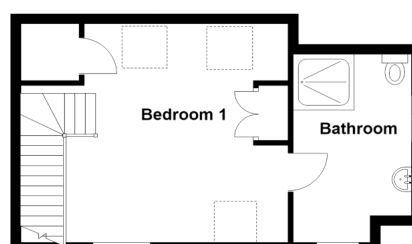
Ground Floor



First Floor



Second Floor



About La Colline

'La Colline & Petite Colline' represents a unique opportunity to purchase both an open and local market property, in a very convenient location in St. Peter Port, within walking distance of amenities. The properties are generously proportioned and have been very well maintained by the current owners making them an attractive investment opportunity for either a private landlord or business seeking staff accommodation. The open market home consists of up to 7 bedrooms with 4 bath/shower rooms, a large reception room, kitchen, utility and sun room together with a west facing rear garden. Most of the rooms in this property benefit from attractive views towards the east coast and neighbouring islands. In addition, Petite Colline is a modern, 4 bed and 3 bath/shower local market home which was built and completed in 2010. This property benefits from a modern open plan kitchen/dining room and sea views from the upper floors together with a west facing garden. Both properties benefit from good parking.

For more information please don't hesitate to contact the Open Market team on 01481 711766.

ACCOMMODATION COMPRISING

LA COLLINE - OPEN MARKET

Entrance Porch

5'6" x 4'9" (1.68m x 1.45m)

Entrance Hall

22'8" x 6'2" (6.9m x 1.88m)

Stairs to first floor. Access to understairs storage.

Bedroom 7 / Dining Room

19' x 12'3" (5.8m x 3.73m)

Sea views towards the east coast.

Inner Hallway

5'3" x 3'11" (1.6m x 1.2m)

Shower Room

7'8" x 4'4" (2.34m x 1.32m)

Fitted with a three piece suite of walk in shower, wash hand basin and W.C.

Separate WC

6'7" x 3'11" (2m x 1.2m)

Sitting Room

24' x 12'2" (7.32m x 3.7m)

Open fireplace. Double aspect with attractive views towards the east coast and neighbouring islands.

Kitchen / Dining Room

21'11" (6.67) x 12'7" (3.83) x 13'4" (4.07)

Fitted with a range of white wall and base units with a laminate worksurface over incorporating a single bowl stainless steel sink and drainer.

Utility Room

11'11" (3.63) x 10'4" (3.15) (max) x 7'3" (2.2) (min)

Fitted with cream base units with a laminate worksurface over incorporating a 1½ bowl stainless steel sink and drainer. Fitted with a wall mounted electric boiler.

Sunroom

12'8" x 9'7" (3.86m x 2.92m)

Sliding door providing access to the west facing garden.

FIRST FLOOR

HALF LANDING

Shower Room

6'7" x 5'6" (2m x 1.68m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

Landing

8'2" x 6'2" (2.5m x 1.88m)

Bedroom 1

12'2" x 11'7" (3.7m x 3.53m)

Fitted wardrobes and attractive views towards the neighbouring islands.

Ensuite Shower Room

8'1" x 5'10" (2.46m x 1.78m)

Fitted with a three piece suite of walk in shower, wash hand basin and W.C.

Bedroom 2

12'3" x 11'9" (3.73m x 3.58m)

Fitted wardrobes and wash hand basin set into vanity unit.

Bedroom 3

12'3" x 10'10" (3.73m x 3.3m)

Fitted wardrobes.

Bedroom 4

12'3" x 10'10" (3.73m x 3.3m)

Fitted wardrobes.

SECOND FLOOR

Landing

5'7" x 4'9" (1.7m x 1.45m)

Bedroom 5

14'2" x 12'2" (4.32m x 3.7m)

Stunning views towards the east coast.

Shower Room

7'10" x 6'6" (2.4m x 1.98m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

Bedroom 6

14'4" x 12'2" (4.37m x 3.7m)

Stunning views towards the east coast.

OUTSIDE

Front

Allocated parking for several vehicles.

Rear

The garden enjoys a sunny south and west facing aspect. Garden laid prominently to lawn with an area of patio immediately to the rear of the house. The far end of the garden, there is a...

Store Room 1

13'9" x 8'2" (4.2m x 2.5m)

Store Room 2

22'1" x 8'2" (6.73m x 2.5m)

Appliances

Integrated four ring hob, extractor fan, Cooke & Lewis hob, integrated Whirlpool double oven, Kuppersbusch microwave, freestanding LG fridge/freezer, freestanding Beko fridge/freezer, freestanding Montpellier fridge/freezer, Montpellier washing machine and Montpellier tumble dryer.

PETITE COLLINE - LOCAL MARKET

Entrance Hall

19'3" x 6'8" (5.87m x 2.03m)

Access to understairs storage cupboard.

Bedroom 4

14'2" x 9'9" (4.32m x 2.97m)

Walk In Wardrobe

6'2" x 4' (1.88m x 1.22m)

Ensuite Shower Room

7'6" x 4'2" (2.29m x 1.27m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

Separate WC

5'9" x 3'7" (1.75m x 1.1m)

Kitchen / Dining / Living Room

25'1" (7.65) (max) x 14'3" (4.34) x 19'3" (5.87)

Fitted with a range of high gloss cream wall and base units with a wood effect worksurface over incorporating a 1½ bowl stainless steel sink and drainer. Sliding doors providing access to the west facing rear garden. Access to a large storage cupboard housing the hot water tank and electric boiler.

FIRST FLOOR

Landing

9'2" x 3'3" (2.8m x 1m)

Family Bathroom

7'9" x 5'5" (2.36m x 1.65m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

Bedroom 2

13'6" x 11'1" (4.11m x 3.38m)

Fitted wardrobes.

Bedroom 3

14'2" x 10'11" (4.32m x 3.33m)

Fitted wardrobes.

Lobby

7'1" x 6'8" (2.16m x 2.03m)

Stairs to second floor.

SECOND FLOOR

Bedroom 1

12'11" x 11'1" (3.94m x 3.38m)

Fitted storage cupboard and attractive sea views.

Ensuite Shower Room

10'2" x 5'1" (3.1m x 1.55m)

Fitted with a three piece suite of shower, wash hand basin set into vanity unit and W.C. Attractive sea views over the east coast.

OUTSIDE

Rear

Sandstone patio leading to an area of lawned garden.

Side

Paved and concrete driveway providing parking comfortably for three vehicles, potential for further parking.

Appliances

Integrated Cooke & Lewis oven, integrated NEFF oven, Montpellier washing machine, integrated Kupperbusch dishwasher, Russel Hobbs five ring hob and Elicia extractor fan.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric central heating.

Construction: Double glazed uPVC windows. uPVC fascias and soffits.

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

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