

SOLE  
AGENT



## Lauder House

6 Park Street, St. Peter Port, Guernsey, GY1 1EE

£695,000

LOCAL MARKET | SOLE AGENT



swoffers



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



Character filled Georgian town house  
Offering up to 4 bedrooms  
Separate basement flat  
Beautifully presented  
Walled garden and patio  
Superb family home







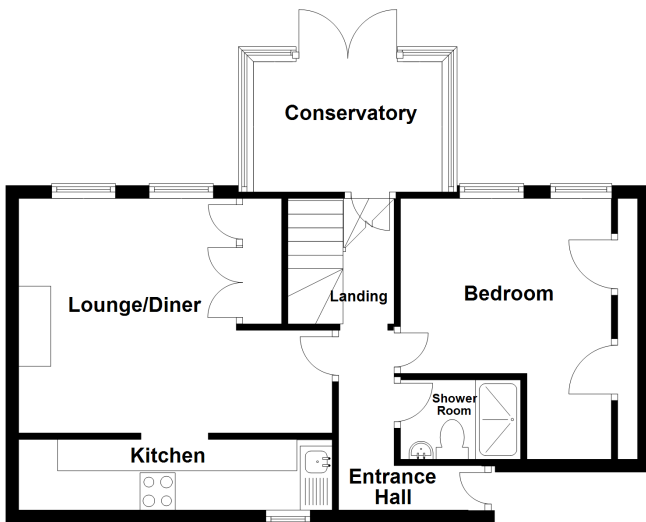
Lower Ground Floor Apartment



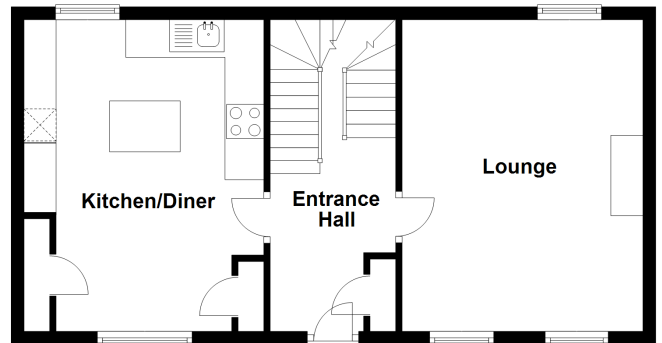




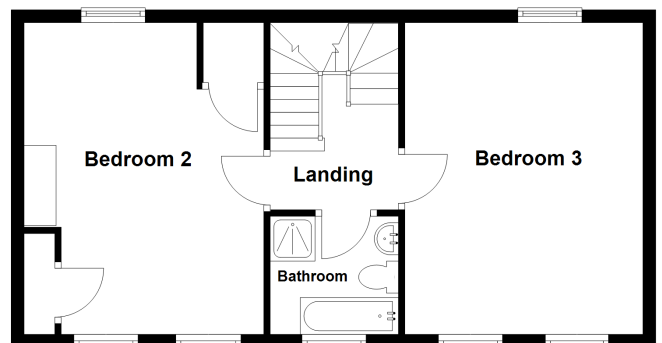
**Lower Ground Floor**



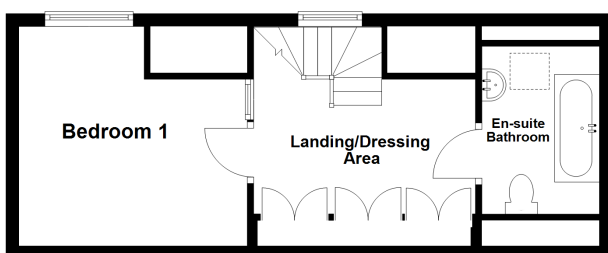
**Ground Floor**



**First Floor**



**Second Floor**



## About Lauder House

Situated in a highly convenient St Peter Port location, Lauder House is a spacious and characterful home arranged over four floors, offering flexible accommodation ideal for modern family living.

The main house comprises a bright and welcoming kitchen/diner, a comfortable lounge, three well-proportioned bedrooms, a family bathroom, and a separate shower room.

At basement level, the property benefits from a newly renovated, self-contained one-bedroom flat. Complete with its own kitchen, lounge/diner, and shower room, this space can be accessed via a private entrance or through the main house, making it ideal for dependent relatives, guests, or as a potential rental opportunity

Externally, the property enjoys a charming, walled garden with a patio area—perfect for relaxing or entertaining. Additional benefits include on-street parking and the option to rent a nearby parking space for approximately £175 per month.

## ACCOMMODATION COMPRISING

### GROUND FLOOR

#### Entrance Hall

10'2" x 6'11" (3.1m x 2.1m)  
Wooden flooring as laid.

#### Lounge

16'5" x 13'5" (5m x 4.1m)  
Dual aspect with exposed beams. Fitted storage.  
Original fireplace with a tiled hearth and a wooden mantel.

#### Kitchen

16'5" x 13'11" (5m x 4.24m)  
Fitted with a range of wall and base units with wooden worksurfaces over. Valliant gas boiler. Fitted pantry cupboard.

### FIRST FLOOR

#### Landing

#### Bedroom 2

16'9" x 14'1" (5.1m x 4.3m)  
Fireplace with wooden mantel. Fitted storage.

#### Bedroom 3

15'1" x 13'1" (4.6m x 4m)

#### Bathroom

7'10" x 7'3" (2.4m x 2.2m)  
Fitted with a four piece suite of bath, shower, wash hand basin and W.C. Fitted storage. Frosted window providing aspect to the front.

### SECOND FLOOR

#### Landing

#### Dressing Area

15'9" x 10'6" (4.8m x 3.2m)  
Ample storage.

#### Bedroom 1

14'1" x 10'6" (4.3m x 3.2m)  
Window providing aspect to the rear. Eaves storage.

#### Ensuite Bathroom

7'10" x 5'3" (2.4m x 1.6m)  
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Window providing aspect to the rear.

### LOWER GROUND FLOOR

#### Landing

6'3" x 3'3" (1.9m x 1m)

#### Inner Hallway

16'5" x 3'7" (5m x 1.1m)

#### Bedroom

14'9" x 12'10" (4.5m x 3.9m)  
Two windows providing aspect to the rear garden.  
Exposed beams. Fitted storage.

#### Shower Room

7'3" x 3'11" (2.2m x 1.2m)  
Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Fully tiled.

#### Lounge / Diner

17'5" x 14'5" (5.3m x 4.4m)  
Fireplace with the original tiles and a wooden mantel.  
Two windows providing aspect to the garden. Fitted storage.

#### Kitchen

16'5" x 4'11" (5m x 1.5m)  
Fitted with a range of wall and base units with wooden worksurfaces over incorporating a single bowl sink and drainer. Small skylight and a window providing aspect to the side.

#### Front Porch

5'11" x 5'3" (1.8m x 1.6m)  
Fitted storage.

#### Conservatory

9'2" x 8'6" (2.8m x 2.6m)

### OUTSIDE

#### Front

The property is approached via a small paved fore garden with steps leading down to the ground floor.

#### Rear

The garden is bounded by granite walls. Garden laid to paving and surrounded by mature shrubs. Timber shed.

#### Appliances

Electriq dishwasher, Rangemaster cooker, Samsung American style fridge/freezer, Beko slimline dishwasher, Schott Ceran hob, Beko oven, Indesit washing machine, fridge, Beko washing machine, Indesit tumble dryer, Hotpoint washing machine.

**TRP:** 245 + 8

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage.

**Construction:** Cavity construction.

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

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