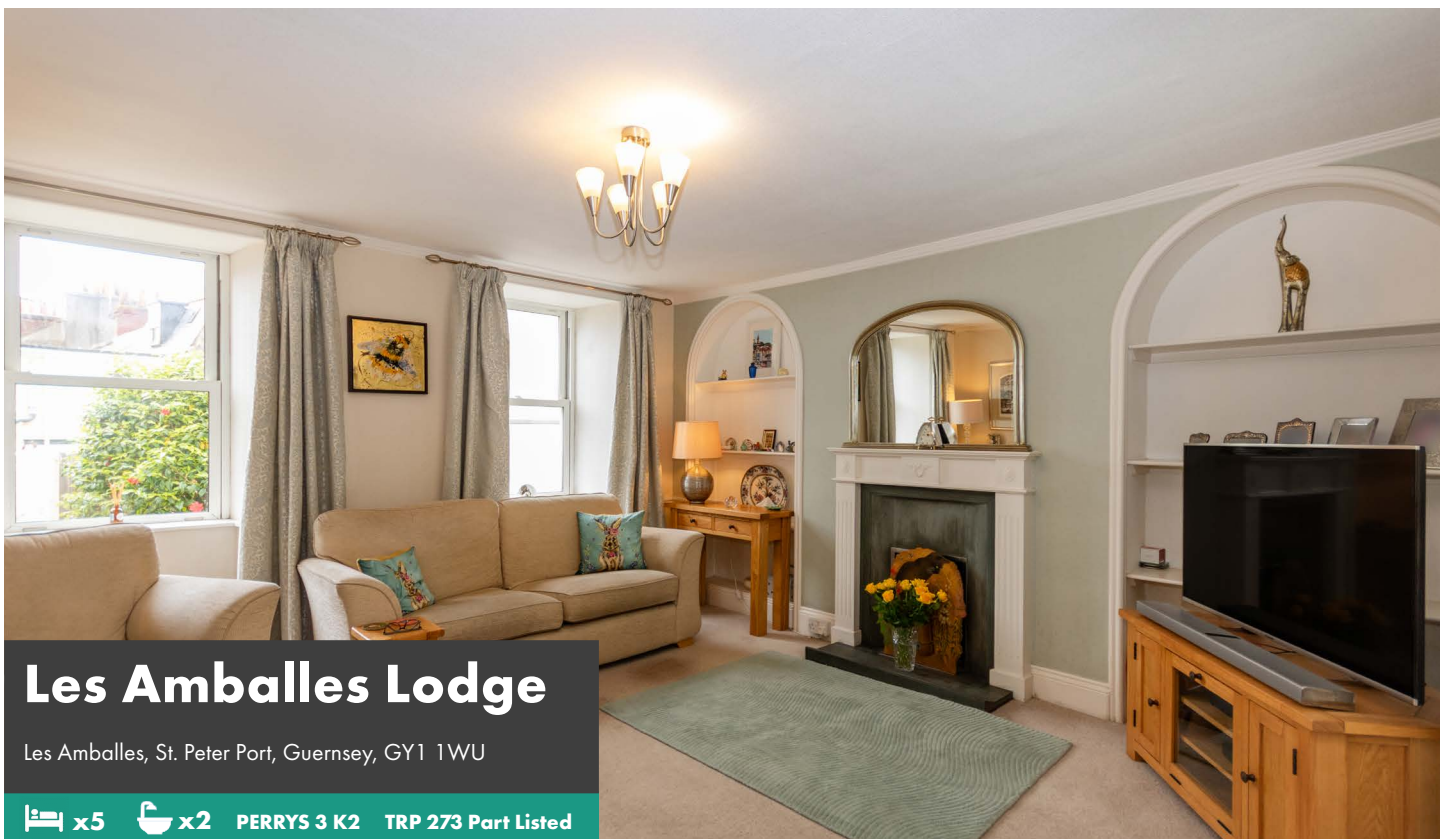


SOLE
AGENT



Les Amballes Lodge

Les Amballes, St. Peter Port, Guernsey, GY1 1WU

 x5  x2 PERRYS 3 K2 TRP 273 Part Listed

- Substantial detached house with sea views
- Peaceful St. Peter Port location
- Spacious and versatile ground floor living space
- Large enclosed private garden
- Parking for up to four vehicles plus large garage
- Multi-generational opportunity

£799,950

LOCAL MARKET

swoffers



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







About Les Amballes Lodge

Les Amballes Lodge is a striking detached period home offering an exceptional sense of character, scale and versatility, with generous accommodation arranged over three floors and delightful sea views stretching across Belle Greve Bay and the Little Russel. Rich in original charm, the property provides elegant and well-proportioned living spaces, including a traditional sitting room and formal dining room to the front of the house, both enjoying an abundance of natural light. To the rear lies a substantial kitchen/dining room that has been recently decorated. The upper floors continue to impress, with five bedrooms arranged across two levels, offering flexibility for growing families, guest accommodation or multi-generational living. Many of the rooms enjoy elevated outlooks towards the coast, further enhancing the home's unique appeal. Situated on the first floor the family bathroom is in need of some cosmetic upgrading giving a prospective buyer the perfect opportunity to make their mark. Approached through a granite archway, the property benefits from parking for up to four vehicles in addition to a double garage. The large rear garden rises gently behind the house, providing a wonderful sense of privacy and space, and culminates in a charming coppice, creating a peaceful and secluded backdrop whilst in the heart of St Peter Port.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

17'5" x 7'7" (5.3m x 2.3m)

Partially frosted door to front with 'Les Amballes Lodge' stained glass window inset above. Understairs storage.

Sitting Room

16'5" x 14'1" (5m x 4.3m)

Working fireplace. Two shallow shelved alcoves to either side of the fireplace. Two windows to front and one window to rear.

Dining Room

16'5" x 8'2" (5m x 2.5m)

Two windows to front. Original wooden fireplace (not working). Two alcoves to either side of fireplace, both with storage and one with shelving. One step up and partially frosted door to...

Kitchen / Diner

42' x 9'6" (12.8m x 2.9m)

The kitchen measures 6.5m x 2.9m. The kitchen is fitted with a range of wall and base units with laminate work surface over incorporating 1 1/2 bowl sink and drainer. Partially tiled. Utility cupboard with good storage space with shelving and wall mounted cupboard and also houses the washing machine and Grant oil fired boiler.

Dining Area

Wooden fireplace with metal insert. Three skylights. Fully glazed double doors flanked by windows leading to an enclosed terrace area perfect for sitting out with steps leading up to the

terrace garden beyond and a wooden gate to the front. Glazed panelled door leading to...

Rear Lobby

4'5" x 2'7" (1.35m x 0.79m)
Window to rear.

Separate WC

6'7" x 4'7" (2m x 1.4m)

Fitted with a W.C. with high level tank and porcelain wash hand basin with wooden storage.

FIRST FLOOR

Half Landing

Door to...

Bathroom

10'6" x 6'7" (3.2m x 2m)

Fitted with a three piece suite of bath, wash hand basin unit with storage below and wall mounted storage above, W.C. Frosted window rear and one large window to the side.

Bedroom 1

15'9" x 14'1" (4.8m x 4.3m)

Two windows to the front with rooftop views and sea views over Belle Greve Bay and a window to the rear. Full and half height hanging fitted storage.

Landing

11'10" x 10'10" (3.6m x 3.3m)

Window to front.

Bedroom 2

15'9" x 9'10" (4.8m x 3m)

Two windows to front.

Bedroom 3

13'1" x 5'11" (4m x 1.8m)

Window to the rear. Airing cupboard.

SECOND FLOOR

Landing

7'7" x 3'3" (2.3m x 1m)

Window to the rear.

Shower Room

8'2" x 7'7" (2.5m x 2.3m)

Fitted with a shower. Window to front with views over the neighbouring islands and Belle Greve Bay.

Bedroom 3

14'1" x 13'1" (4.3m x 4m)

Window to front and small panelled window to the rear. Eaves storage.

Bedroom 4

12'6" x 11'6" (3.8m x 3.5m)

Window to front and small panelled window to the rear.

OUTSIDE

To the eastern side of the property, through a granite archway, is parking for up to four vehicles, access to the kitchen and double garage. The garden is accessed via the courtyard, a path leads to the gently inclining shallow terraces culminating in a small coppice at the southern boundary.

Appliances

Hotpoint double oven, Hotpoint tall larder fridge, Hotpoint Dishwasher, Zanussi tumble dryer

TRP: 273 PART LISTED

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains (gas not in use). Full oil fired central heating.

Construction: Granite. uPVC double glazed windows.

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



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