



LA TOURELLE

£2,300,000

Local Market

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Icart Road, St. Martins, Guernsey, GY4 6JB

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Tucked away in the idyllic lanes of St Martin's, close to the stunning south coast at Icart, this beautifully renovated Guernsey farmhouse perfectly combines timeless character with the comforts of modern family living. Lovingly restored and thoughtfully upgraded over the past ten years, the property retains an abundance of original charm while offering spacious, stylish accommodation throughout. The welcoming interior provides generous reception space, ideal for both everyday family life and entertaining, together with a beautifully appointed new kitchen that forms the heart of the home. There are four well-proportioned bedrooms served by three bath and shower rooms, offering flexible accommodation to suit a variety of lifestyles. Outside, the landscaped gardens have been carefully designed to create a peaceful and private setting, featuring an impressive collection of mature planting that provides year-round colour and interest. A heated swimming pool and adjacent garden room create the perfect space for relaxing, entertaining or making the most of the island's warmer months. Situated in one of Guernsey's most sought-after parishes, renowned for its picturesque country lanes, excellent amenities and spectacular cliff paths, this is a rare opportunity to acquire a character home that has been sympathetically modernised while preserving its original charm. An exceptional family home in a highly desirable St Martin's location.





Charming, character filled Guernsey farmhouse

Tucked away in idyllic St Martins lanes, near to lcart

Offers four bedrooms and three bath / shower rooms

Spacious reception rooms and new kitchen

Fully renovated and upgraded over the last ten years

Landscaped gardens boasting an abundance of plants

Heated swimming pool and adjacent garden room

Beautiful family home in highly regarded location

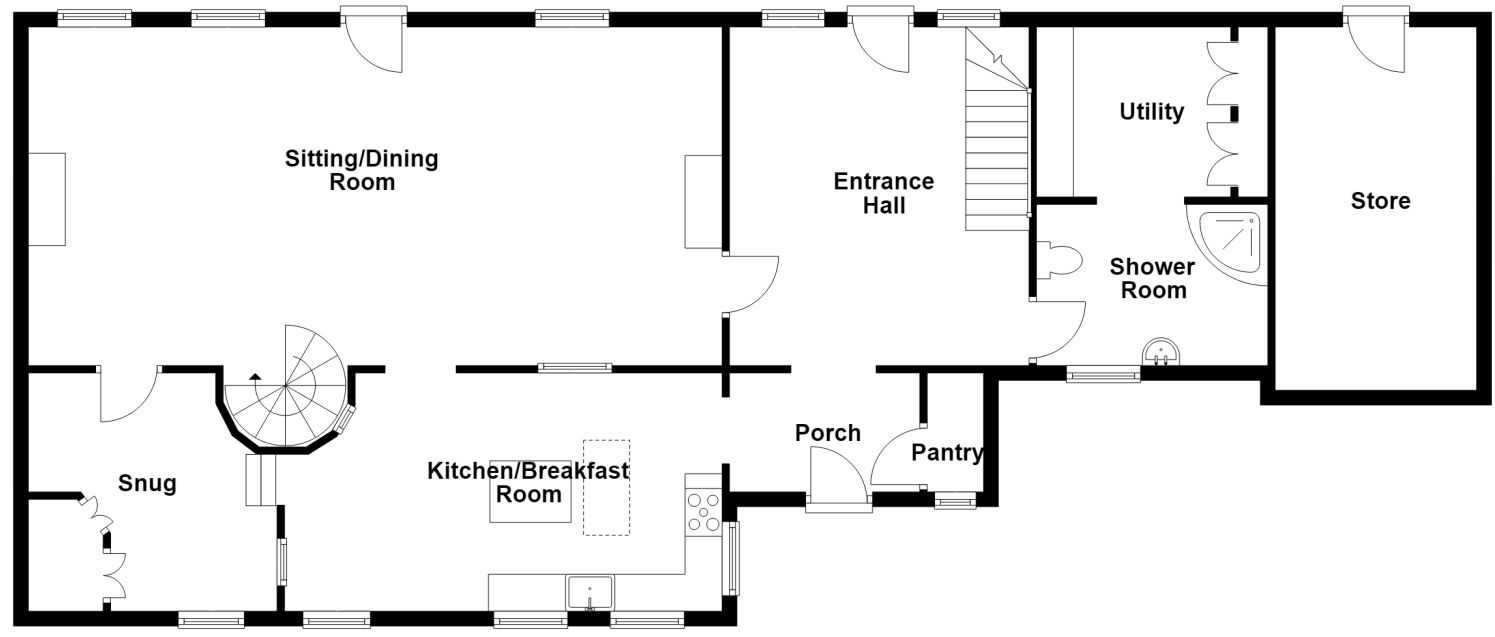




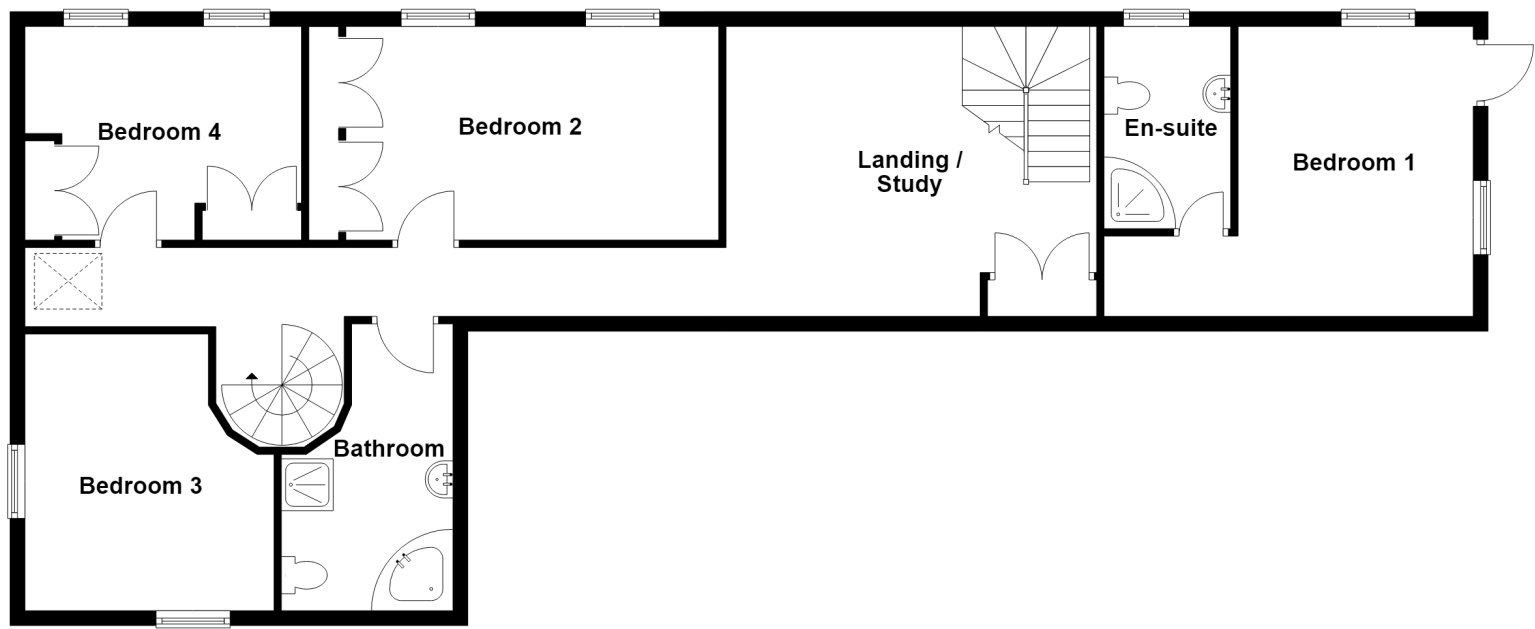




Ground Floor



First Floor



ACCOMMODATION COMPRISING

Entrance Hall

15'7" x 11'8" (4.75m x 3.56m)
Wooden part glazed door to front, with windows to either side. Stone flooring. Exposed granite wall. Beamed ceiling. Curved wooden staircase to First Floor.

Shower Room

12'11" x 9'1" (3.94m x 2.77m)
Three piece white suite of corner shower cubicle, pedestal wash hand basin and low flush wc. Walls panelled to dado rail height. Tiled flooring. Window to rear. Painted beamed ceiling.

Utility Room

8'4" x 7'10" (2.54m x 2.4m)
Incorporating a run of cream base and wall units with granite work surface over incorporating single bowl, single drainer stainless steel sink. Tiled floor. Four door run of floor-to-ceiling cupboards. Painted beamed ceiling.

Inner Hall

8'6" x 6'3" (2.6m x 1.9m)
Wooden arched part glazed door to rear. Stone flooring.

Pantry

6'2" x 2'11" (1.88m x 0.9m)
Window to rear.

Kitchen / Breakfast Room

19'11" x 9'4" (6.07m x 2.84m)
A charming room boasting an exposed granite wall together with

exposed granite tourelle. Run of windows to the rear providing an aspect over the gardens. The kitchen is fitted with a range of cream base and wall units with marble effect work surface over incorporating Belfast sink. Central island unit incorporating breakfast bar area for two people. Central rooflight. Wood flooring.

Family Room

13'9" x 12'4" (4.2m x 3.76m)
Painted stone walls. Exposed granite tourelle. Four door run of fitted cupboards. Window to rear. Wood flooring.

Sitting Room

32'8" x 15'7" (9.96m x 4.75m)
A lovely large character filled room, the focal point of which is a substantial inglenook fireplace with carved corbels, heavy wooden mantle and a granite hearth on which sits a Jotul multifuel stove. Granite recessed display niches. Tourelle staircase to First Floor. Second carved granite fireplace to other end of the room. Three windows and wooden half glazed door to front, all combining to give an outlook over, and access onto, the front. Beamed ceiling.

FIRST FLOOR

Landing

33'6" x 2'11" (10.2m x 0.9m)
Beamed ceiling. Window to rear together with velux rooflight.

Bedroom 4

12'2" x 11'9" (3.7m x 3.58m)
Two windows to front. Beamed ceiling. Exposed painted floorboards. Three door run of wardrobes.

Bedroom 3

13'5" x 12'6" (4.1m x 3.8m)
Beamed ceiling. Painted stone walls. Windows on two sides. Exposed wooden floorboards.

Bedroom 2

16'1" x 12'2" (4.9m x 3.7m)
Two windows to front with wooden window shutters. Beamed ceiling. Exposed wooden floorboards. Run of recessed fitted wardrobes with drawers below.

Family Bathroom

12'5" x 8'10" (3.78m x 2.7m)
Stylish four piece white suite of walk-in shower cubicle, twin ended bath, circular wash hand basin set on cast iron stand and concealed low flush wc. Windows on two sides. Wood effect flooring. Exposed granite wall. Vaulted beamed ceiling.

Open Landing / Study / Snug

14'10" x 14'8" (4.52m x 4.47m)
A lovely open space enjoying windows to front and rear.

Bedroom 1

17'3" (5.27) max & 11'7" (3.52) min x 15' (4.57)
Windows on two sides. Wooden half glazed stable door to rear.

Ensuite Shower Room

10'8" x 9'4" (3.25m x 2.84m)
Stylish three piece white suite of corner shower cubicle, wall mounted wash hand basin set in vanity unit with storage below and concealed low flush wc. Walls panelled to dado rail height. Tiled floor. Window to front.

OUTSIDE

Front

The property is approached via a driveway, flanked by high granite walls, through a wooden five bar gate onto a substantial gravelled parking and turning area in front of the house. Between the parking area and the house are highly attractive lawned gardens, also incorporating a pond, which are subdivided into two areas with the whole being interspersed with a variety of mature trees, shrubs and flowering bushes, all of which provide an attractive backdrop to the house with a granite cobbled path leading from the parking area to the main front door.

Side

A continuation of the lawned gardens, again enjoying an extensive array of mature trees and flowering bushes. A wooden pedestrian gate gives access onto a concrete path which leads down the side of the property and gives access onto the rear. Attached to one side of the property is a...

Workshop

16'6" x 9'6" (5.03m x 2.9m)
Wooden door to front.

Rear

Where there is a large granite paved patio area extending across the immediate rear of the house and enjoying excellent privacy and shelter thanks to raised beds surrounding it, which again incorporate a selection of mature planting. To one side is a small boiler house together with an oil tank set in sunken catchpit. From the patio area, granite paved steps lead onto the remainder of the garden which is predominantly laid to lawn. To one side is a large heated swimming pool which is enclosed within low height rendered walls and enjoys a substantial patio surround on all sides.

Pool Room and Open Terraced Seating Area

To one side of the swimming pool is a pool house incorporating a Changing Room and Plant Room. There is also a large seating area set beneath a vaulted roof, enjoying an open aspect over the gardens and pool.

Changing Room

7'9" x 7'5" (2.36m x 2.26m)
Glazed French double doors to front with windows on two sides.

Plant Room

7'6" x 3'10" (2.29m x 1.17m)
External air source heat pump together with filter equipment for the pool.

The overall site measures approximately 2 vergées.

Appliances

Rangemaster Classic 90 electric range, Neff dishwasher, Neff fridge/freezer, Hotpoint washing machine, Hotpoint tumble dryer.

TRP: 464 LISTED

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Full oil fired central heating. Air source heat pump for swimming pool.

Construction: Granite construction, built in 1691. Wooden single glazed windows. Wood fascias and soffits.

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

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