



Ormer House

La Grande Rue, St. Saviour's, Guernsey, GY7 9PR

 x4  x3 TRP 280+26

- Newly renovated home inside and out
- Four bedrooms and three bathrooms
- Primary suite with a balcony and sea views
- Large, level plot
- Finished to a high level in every room
- Planning permission for a swimming pool

£1,495,000

LOCAL MARKET

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













About Ormer House

Ormer House is an immaculately presented, detached four-bedroom home that has been completely renovated inside and out by the current owners. Situated next to the charming St. Apolline chapel and within walking distance to Perelle Bay this beautiful home offers spacious and well-balanced accommodation, a pleasant sea view and a high quality finish in every room. The accommodation comprises of an open plan kitchen/living space with a newly fitted kitchen and a feature fireplace, three downstairs bedrooms, a cloakroom and two striking shower rooms, all with underfloor heating. There is also a useful utility room on the lower ground level with access out to the garden. Upstairs the primary suite comprises of a dressing area, bathroom and direct access onto a good-sized balcony that looks over the garden and offers a sea view. Outside there are two terraces perfectly positioned to catch sun at different times of the day, a detached garage, a level enclosed garden and a brick paved driveway providing ample parking. The owners have obtained planning permission for a swimming pool and one bedroom unit should that be desired by the next purchaser. We highly recommend internal viewing of this turnkey home.

ACCOMMODATION COMPRISING

Entrance Hall

22'9" x 6'8" (6.93m x 2.03m)
Stairs to first floor. 1.32m opening into the...

Kitchen / Family Room

30'10" (9.41) max & 11'11" (3.62) min x 29'10" (9.10) max & 12'3" (3.74) min
The kitchen area is fitting with a range of sage green wall and base units over with marble work surface over incorporating a 1½ bowl stainless steel Franke sink. Sliding doors leading onto a balcony which is west fencing patio enclosed by medium height fencing and granite wall, and a further set of sliding doors leading onto a patio. The lounge area has a built-in media wall with storage and a fireplace. Stairs lead down to the basement.

Bedroom 2

15' x 12'7" (4.57m x 3.84m)
Bay window.

Ensuite Shower Room

8'5" x 5'6" (2.57m x 1.68m)
Fitted with a large shower with hand held and rain shower head, wash hand basin set onto vanity unit and W.C.

Bedroom 3

14'9" x 11'3" (4.5m x 3.43m)
Bay window.

Separate WC

5'2" x 3'2" (1.57m x 0.97m)
Fitted with a wash hand basin set into vanity unit and W.C.

Bedroom 3

11'1" x 7'1" (3.38m x 2.16m)

Shower Room

12'1" x 5'8" (3.68m x 1.73m)
Fitted with a large shower with hand held and rain shower head, twin wash hand basin set into vanity unit and a W.C.

FIRST FLOOR

Bedroom 1

15'4" x 10'8" (4.67m x 3.25m)
Built-in chest of drawers. Under eaves storage area. A door gives access to a balcony surrounded by glass balustrade and gives views over the garden and se views over Perell bay beyond.

Recessed Dressing Area

7'10" x 3'1" (2.4m x 0.94m)

Bathroom

8'10" (2.69) max & 4'1" (1.25) min x 14'4" (4.38) max & 6'11" (2.11) min L-shaped
Fitted with a freestanding rolltop bath with hand held shower attachment, wash hand basin set onto vanity unit and W.C.

LOWER GROUND FLOOR

Utility Room

11'6" x 13'7" (3.5m x 4.14m)
Fitted with a range of base units with wood effect work surfaces over incorporating a single bowl stainless steel sink. Large storage cupboard. Door giving access to the garden.

OUTSIDE

Front

There is a lawned fore garden with a path leading to the front door, a paved patio leads along the front of the house.

Side

There is a brick paved area running down the side of the property leading to a parking area for multiple vehicles this in turn leads onto a lawned garden surrounded by medium height fencing. There is one domestic shed and a shed.

Garage

19'8" x 12'2" (6m x 3.7m)
Up-and-over door.

Appliances

Bora induction hob with built-in extractor fan, two integrated Neff ovens and warming drawers, integrated Neff dishwasher, integrated Neff fridge/freezer, integrated Neff wine fridge, Hotpoint washing machine, Blomberg tumble dryer, Statesman fridge, freestanding Hotpoint freezer.

TRP: 280 + 26

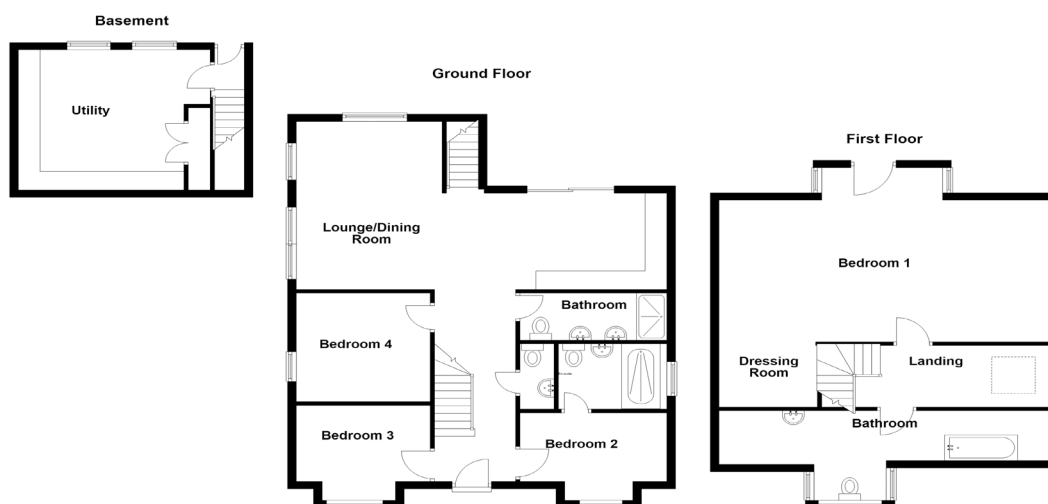
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Full electric underfloor heating.

Construction: Single block wrapped with EPS external wall insulation and cavity extensions. uPVC double glazed windows. uPVC fascias and soffits.

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



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