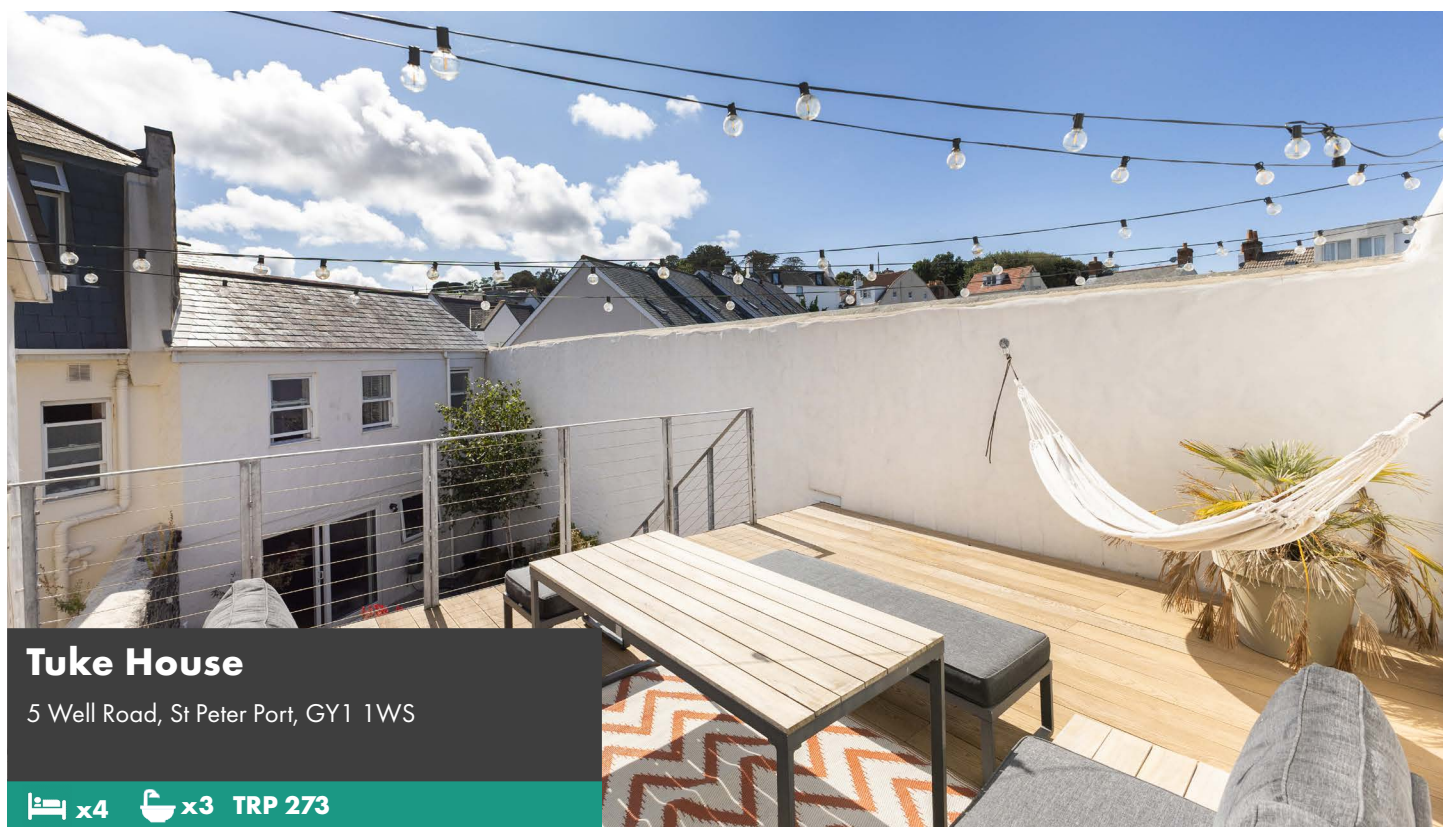


SOLE
AGENT



Tuke House

5 Well Road, St Peter Port, GY1 1WS

 x4  x3 TRP 273

- Quiet outskirts of town location.
- Contemporary townhouse over three floors.
- Four bedrooms and two en suites.
- Newly fitted kitchen and spacious living area.
- Garage with internal access.
- Garden studio with terrace above offering harbour views

£880,000

LOCAL MARKET

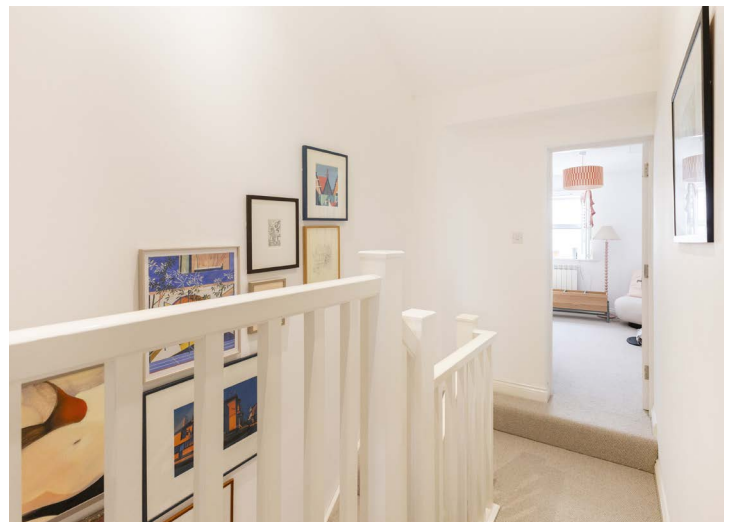
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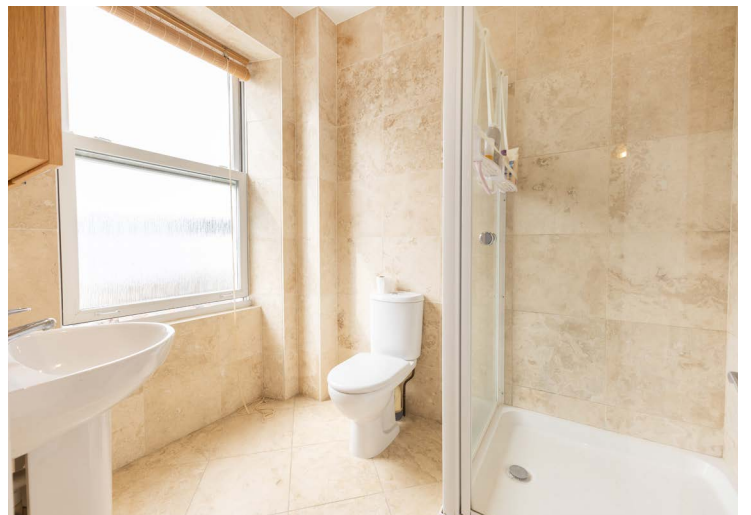
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU













About Tuke House

Positioned along a quiet lane on the outskirts of St Peter Port, Tuke House is a stylish townhouse offering contemporary accommodation over three floors and enjoys stunning views across the harbour and towards Castle Cornet. The property features a generous reception room flowing into a newly fitted kitchen, together with four bedrooms, including two en suites.

Outside, a beautifully designed low-maintenance garden incorporates a purpose-built garden studio and a bespoke staircase leading to an elevated terrace with exceptional panoramic views. An integral garage with internal access completes this impressive home.

ACCOMMODATION COMPRISING

Entrance Hall

26'9" x 5'2" (8.15m x 1.57m)
Stairs to first floor.

Lounge / Diner

26'4" x 12'2" (8.03m x 3.7m)
Dual aspect. 2.76m opening...

Kitchen

23' x 12'2" (7m x 3.7m)
Newly fitted with arboretum green wall and base units with white stone surfaces over with marbling effect incorporating a large ceramic sink with Quooker tap. Walk in pantry cupboard and large central island. Sliding doors providing access to the rear garden.

Utility Room

10' x 4'11" (3.05m x 1.5m)

Separate WC

5'11" x 3'5" (1.8m x 1.04m)
Fitted with a wash hand basin and W.C.

Garage

22'1" x 11'1" (6.73m x 3.38m)
Electric up and over door.

FIRST FLOOR

Landing

19' x 5'10" (5.8m x 1.78m)
Stairs to second floor with understairs storage.

Bedroom 4

11'9" x 8'6" (3.58m x 2.6m)
Loft access.

Bathroom

8'9" x 5'10" (2.67m x 1.78m)
Fitted three piece suite of bath, wash hand basin and W.C.

Bedroom 2

12' x 9'10" (3.66m x 3m)

Ensuite Shower Room

8'8" x 6'6" (2.64m x 1.98m)
Newly fitted three piece suite of shower with hand held adn rainshower head, wash hand basin and W.C.

Bedroom 1

14'8" x 13'5" (4.47m x 4.1m)
Large run of newly fitted wardrobes. Views towards the harbour.

Ensuite Shower Room

8'6" x 5'10" (2.6m x 1.78m)
Fitted with a three piece suite of shower, wash hand basin and W.C.

SECOND FLOOR

Bedroom 3

15'8" x 12' (4.78m x 3.66m)
Under eaves access and a captains window providing aspect to the QE2 marina, Castle Cornet and the Little Russel.

OUTSIDE

Front

Steps leading to the front door and a low maintenance gravelled fore garden with gate and railings.

Rear

Fully enclosed garden surrounded by medium height walls. Designer landscaped area laid with paving leading to a decking area. Bespoke staircase leading to a terrace.

Terrace

Laid with low maintenance millboard decking boards, surrounded by medium height walls and with views out to the harbour and Castle Cornet.

Studio

18'2" x 14'7" (5.54m x 4.45m)
Fitted with power. Currently used as a studio but can used as a garden room or used for other purposes.

Appliances

NEFF oven with hob, NEFF multi oven, Bosch fridge/freezer, Bosch dishwasher, washing machine and tumble drier.

TRP: 273

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Granite construction. uPVC double glazed windows and uPVC fascias & soffits.

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

Price excludes: Ceiling light fitting in bedroom 1



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