



Belstone

Candie Road, St. Peter Port, Guernsey, GY1 1UP

OPEN MARKET SOLE AGENT

£1,450,000



swoffers



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



Beautifully presented town house
Wonderful period features
4 bedrooms, 3 bathrooms (2 ensuite)
Kitchen/Breakfast/Sun Room
Great reception space
Walled south facing garden & patios
Large Garage
Walking distance to town and Candie gardens





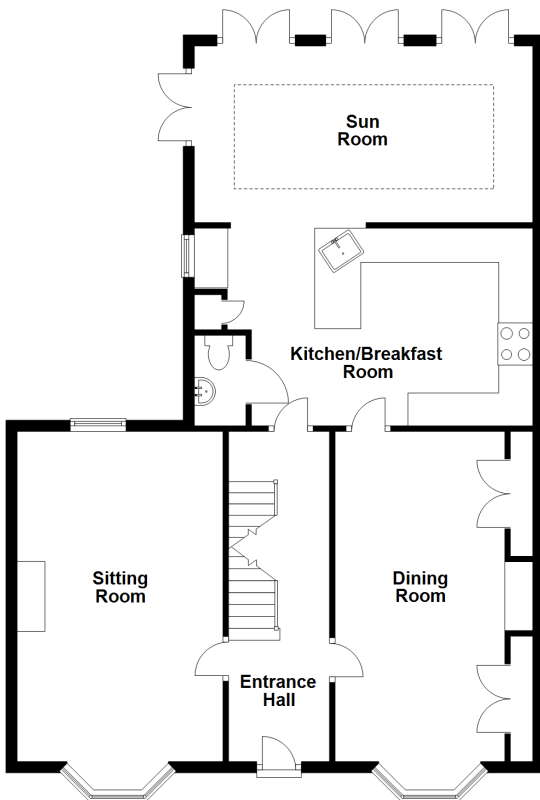




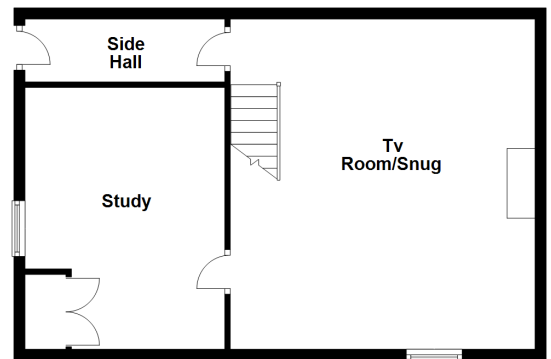




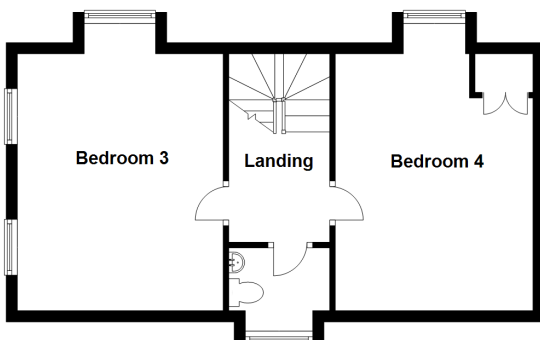
Ground Floor



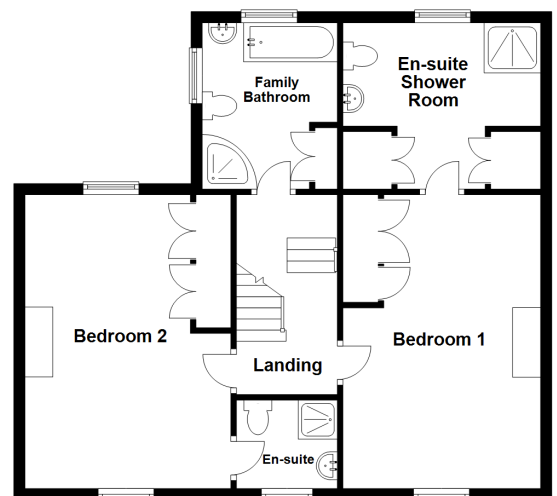
Lower Ground Floor



Second Floor



First Floor



About Belstone

This beautifully presented town house is situated just a short walk from the town centre, Candie Gardens and parish amenities. Full of period features, it offers 4 bedrooms, 3 bathrooms, and plenty of reception space. The lovely kitchen/breakfast room opens into the sun room providing a lovely outlook and access to the patios and manicured walled in rear garden.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

17'1" x 6' (5.2m x 1.83m)

Sitting Room

20'10" (6.36) into bay x 11'9" (3.57)

Large bay window to front and window to rear. Solid wood floor. Fireplace with wooden mantel and marble surround.

Dining Room

21'2" (6.44) into bay x 9'5" (2.87)

Beautiful original fireplace with tiled surround flanked by two display cabinets with cupboards below. Solid wood floor. Large bay window to front. Half glazed door to...

Kitchen/Breakfast Room

18'4" x 11'7" max (5.6m x 3.53m max)

Smartly fitted with a range of cream wall and base units. Breakfast bar. Window to side. Opening into...

Sun Room

19' x 12'2" (5.8m x 3.7m)

Large lantern style rooflight. Four sets of glazed double doors open unto the patio areas and rear garden.

WC

5' x 3'2" (1.52m x 0.97m)

White WC and basin.

FIRST FLOOR

Half Landing

5'11" x 2'10" (1.8m x 0.86m)

Family Bathroom

11'2" x 8'1" (3.4m x 2.46m)

Four piece white suite with separate bath with shower over and walk-in shower. Large storage cupboard. Windows to rear and side.

Landing

6' x 3'1" (1.83m x 0.94m)

Master Bedroom

15'11" x 10'9" (4.85m x 3.28m)

Original fireplace with tiled surround. Three door run of fitted wardrobes. Window to front. Half glazed door to...

Ensuite Shower room

10'8" x 10' (3.25m x 3.05m)

Three piece white suite with large walk-in shower. Two fitted double wardrobes. Window to rear.

Bedroom 2

17'9" max 11'2" (5.4m max 3.4m)

Original fireplace with tiled surround flanked by recessed shelving with cupboards below. Four door run of fitted wardrobes and matching cupboards. Large window to front and window to rear.

Ensuite Shower Room

7'1" x 6' (2.16m x 1.83m)

Three piece white suite. Window to front.

SECOND FLOOR

Landing

6' x 2'9" (1.83m x 0.84m)

Bedroom 3

14'6" max x 11'4" (4.42m max x 3.45m)

Window to rear and two small windows to side.

Bedroom 4

14'5" max x 10' (4.4m max x 3.05m)

Under eaves storage. Window to rear.

Separate WC

6'6" x 5'11" (1.98m x 1.8m)

Two piece white suite. Window to front.

LOWER GROUND FLOOR

TV Room/Snug

16'8" x 15'3" (5.08m x 4.65m)

Original fireplace fitted with a flame effect electric fire. Window to front.

Door to Side Hall. Stained glass door to...

Study

12'2" x 11'7" (3.7m x 3.53m)

Window to side. Cupboard containing electric boiler and electric meters.

Side Hall

12'10" x 3'1" (3.9m x 0.94m)

Solid wood floor. Door to outside.

OUTSIDE

Front

The property is approached over a path that leads up to the front door with lawned areas to either side bounded by mature shrubs and hedging.

Rear

Immediately to the rear of the house and accessed from the Sun Room are lovely patio areas. Steps lead up to the south facing lawned garden with an abundance of wonderful planted flowerbeds, bench seating and a small garden shed. Bounded by high granite walls. Steps lead down to pedestrian access which opens onto the road.

Garage

18'10" x 14'2" (5.74m x 4.32m)

Appliances

Britannia range style oven and hob, Neff dishwasher, Miele under counter freezer, built-in Miele larder fridge, Hotpoint washing machine.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Electric central heating.

Construction: Wooden windows. Wood fascias and soffits.

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

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