



Cavendish

Les Camps Du Moulin, St. Martin, Guernsey, GY4 6DZ

£2,995,000

Open Market | Sole Agent

swoffers



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

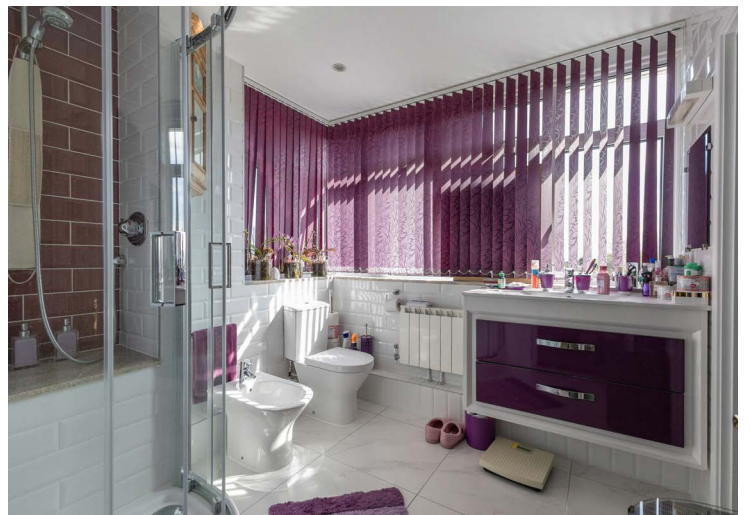


Beautiful period property
Four bedrooms and four bathrooms
Substantial reception space
Double garage and parking for several cars
Walking distance to St Martins amenities and cliffs
Distant sea views

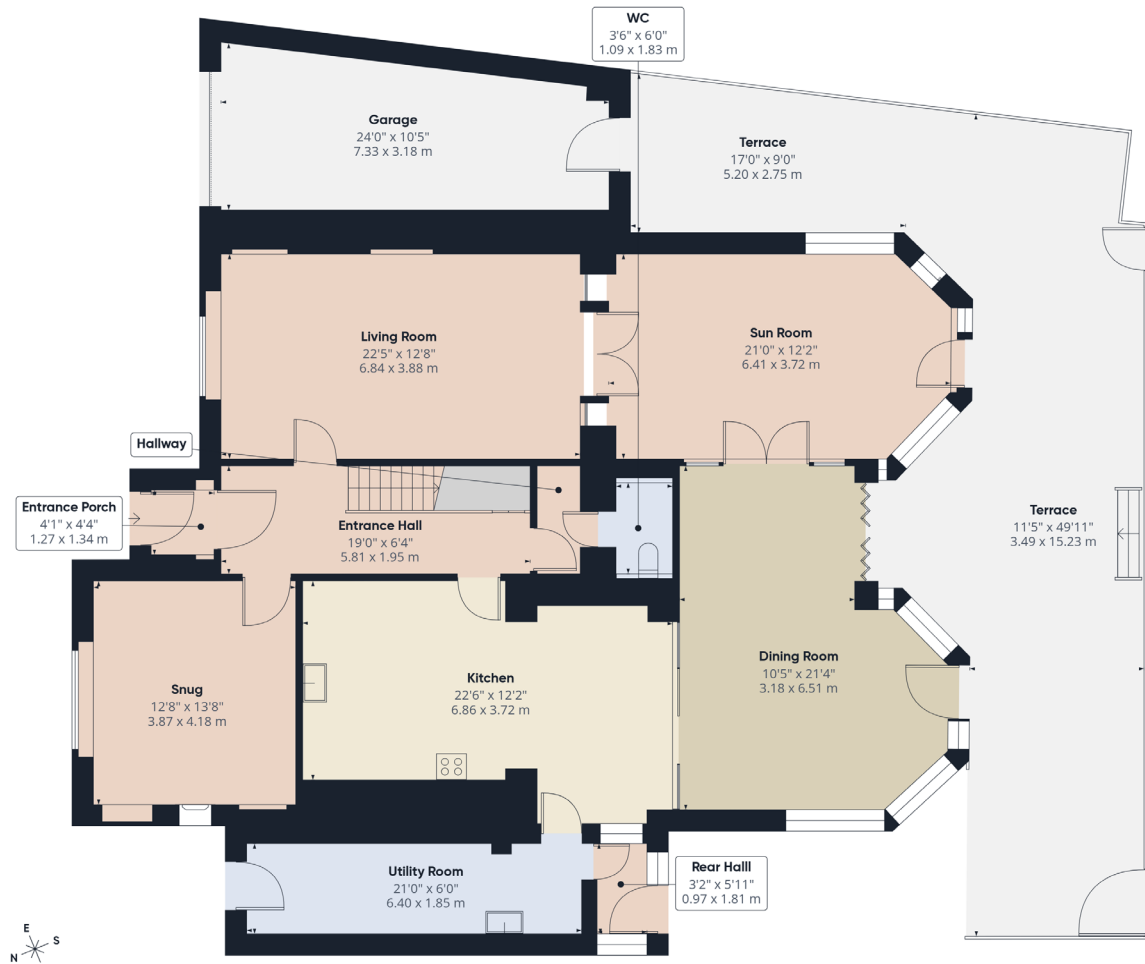




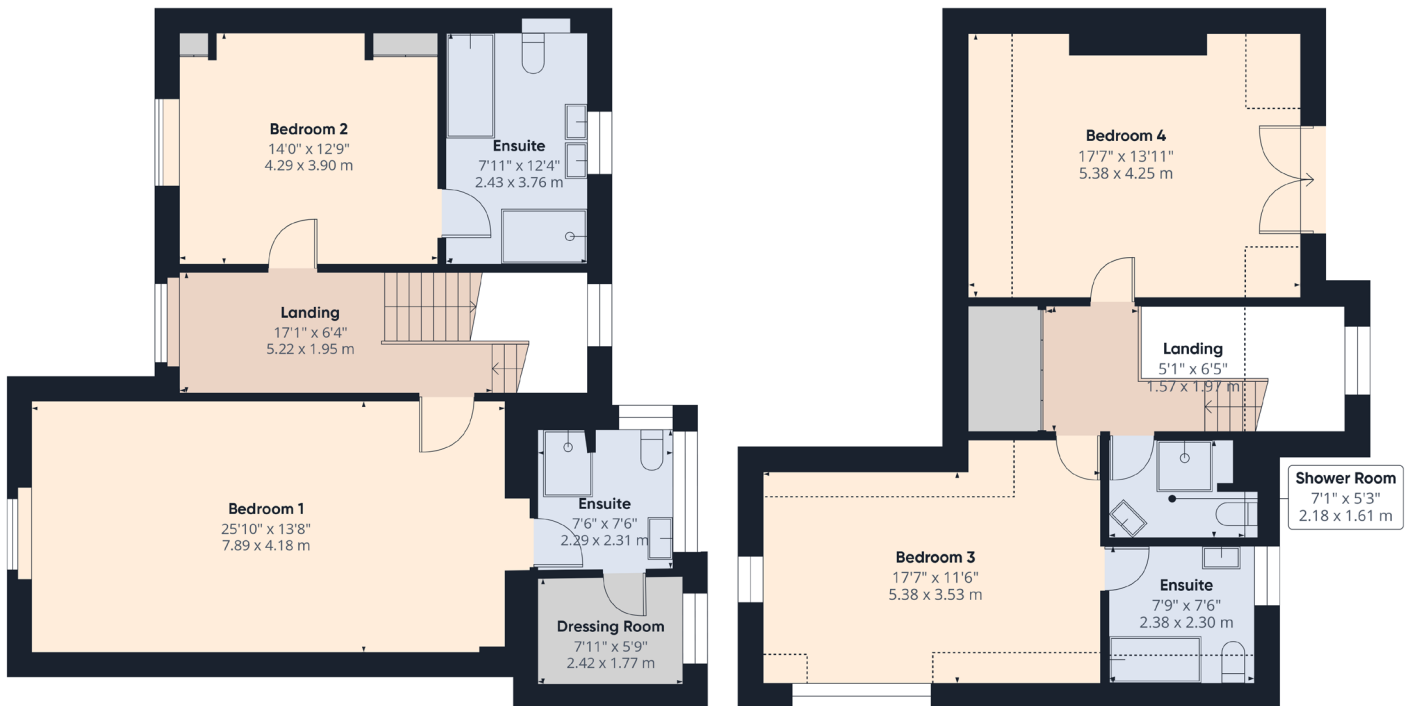








Ground Floor



Floor 1

Floor 2

About Cavendish

Situated within a short walk of both the amenities of St Martins Village and the south coast cliffs, Cavendish is a substantial Victorian property that has been extended and adapted to provide a fantastic environment for modern living whilst retaining many of the period features essential in a good house of this age.

The property has three generous ground floor reception rooms; a large formal sitting room to the front with adjoining sun room and dining room to the rear, both fully glazed and with access to the secure terrace which takes full advantage of the south facing rear aspect. In addition, there is a cosy snug and a large kitchen, fitted with handmade Mark Wilkinson unitary and from which there is access to the utility room.

The first floor houses the master bedroom suite, complete with bespoke wardrobe and dressing area together with the principal guest bedroom with large ensuite. There are two further double bedrooms and shower rooms on the second floor, both of these bedrooms are well proportioned with the larger also having a balcony from which there are distant sea views.

To the front there is a double garage and driveway parking for several vehicles. To the rear, extending from the paved terrace is a secure, good sized south facing garden, mostly laid to lawn with mature shrub. From the lawn extends a vegetable garden with raised beds, garden shed and a pool house with an above ground swim-spa.

Early viewing of this fabulous property is recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

4'2" x 4'5" (1.27m x 1.35m)

Door to

Entrance Hall

19'1" x 6'5" (5.82m x 1.96m)

Wood effect Amtico flooring, original staircase

Snug

12'10" x 13'9" (3.9m x 4.2m)

Wood burning stove.

Living Room

22'5" x 12'9" (6.83m x 3.89m)

Many period features, large window to front and fully glazed doors to

Sun Room

21' x 12'2" (6.4m x 3.7m)

Fully glazed to rear, access to secure paved terrace. Electric underfloor heating. Fully glazed doors to

Dining Room

10'5" x 21'4" (3.18m x 6.5m)

Fully glazed to rear, access to secure paved terrace. Electric underfloor heating. Fully glazed doors to

Kitchen

22'6" x 12'2" (6.86m x 3.7m)

Mark Wilkinson unitary, quality granite worktops. Electric underfloor heating.

WC

3'7" x 6' (1.1m x 1.83m)

Utility Room

21' x 6'1" (6.4m x 1.85m)

Wall and base units. Electric underfloor heating.

Rear Hall

3'2" x 5'11" (0.97m x 1.8m)

Garage

24'1" x 10'5" (7.34m x 3.18m)

FIRST FLOOR

Landing

17'2" x 6'5" (5.23m x 1.96m)

Bedroom 1

25'11" x 13'9" (7.9m x 4.2m)

Bespoke wardrobe and dressing area. Window to front.

Ensuite Bathroom

7'6" x 7'7" (2.29m x 2.3m)

Bath, basin and WC. Window to rear. Electric underfloor heating.

Dressing Room

7'11" x 5'10" (2.41m x 1.78m)

Bedroom 2

14'1" x 12'10" (4.3m x 3.9m)

Window to front.

Ensuite Bathroom

8' x 12'4" (2.44m x 3.76m)

Bath, shower, twin basins and WC. Electric underfloor heating.

SECOND FLOOR

Landing

5'2" x 6'6" (1.57m x 1.98m)

Bedroom 3

17'8" x 11'7" (5.38m x 3.53m)

Ensuite Bath Room

7'10" x 7'7" (2.4m x 2.3m)

Bath, basin and WC

Bedroom 4

17'8" x 13'11" (5.38m x 4.24m)

Balcony and sea views

Shower Room

7'2" x 5'3" (2.18m x 1.6m)

Shower, basin and WC

OUTSIDE

Front

Tarmac driveway with parking for several cars. Small apple orchard with other mature shrubs

Double Garage

18'8" x 16'1" (5.7m x 4.9m) (detached)

Large double garage with built in storage and Hotpoint american style fridge freezer

Rear

Secure paved terrace with glass balustrades and gates leading to south facing lawned garden and onward to vegetable garden with raised beds. Garden shed and pool room housing above ground swim-spa.

Appliances

Rangemaster Cooker, Rangemaster fridge, Rangemaster freezer, Neff oven, Kenwood microwave, Fisher and Paykel fridge/freezer, Hotpoint dishwasher, Hotpoint washing machine and tumble dryer

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity. Mains drainage. Gas central heating.

Construction: Wooden & Double Upvc windows. Upvc fascias and soffits.

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

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