



Damouettes Lodge

Damouettes Lane, St. Peter Port, Guernsey, GY1 1ZT

OPEN MARKET

£2,550,000

Fully renovated Art Deco home | Convenient, quiet location | Up to four double bedrooms
West facing rural views | Terrace, balcony and landscaped gardens | Excellent parking and double garage
Walking distance to Town and St. Martin's village | Available to purchase fully furnished

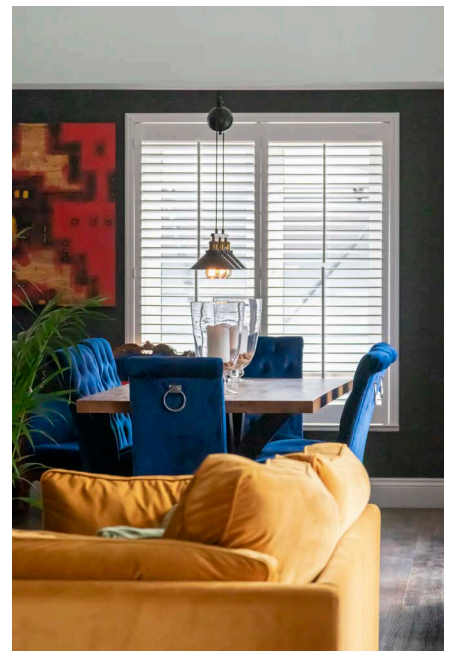
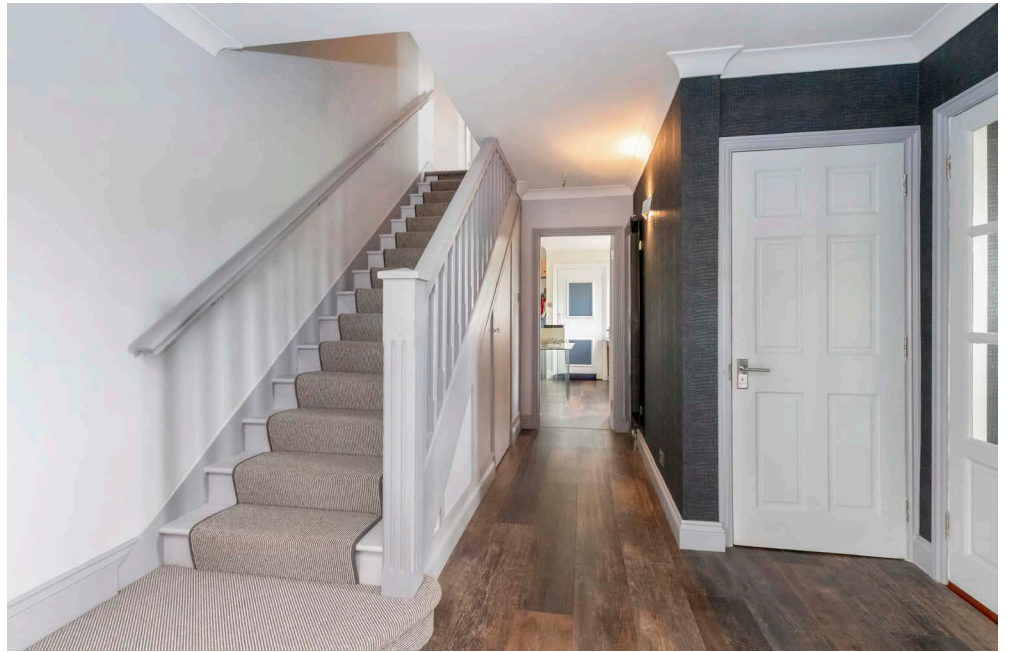


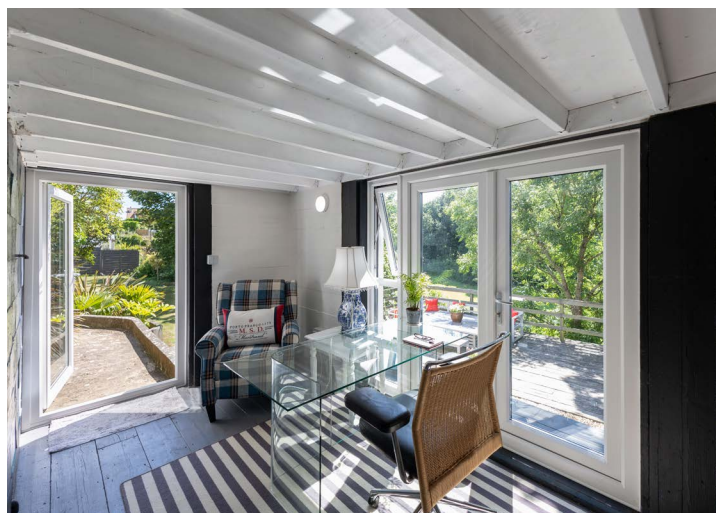
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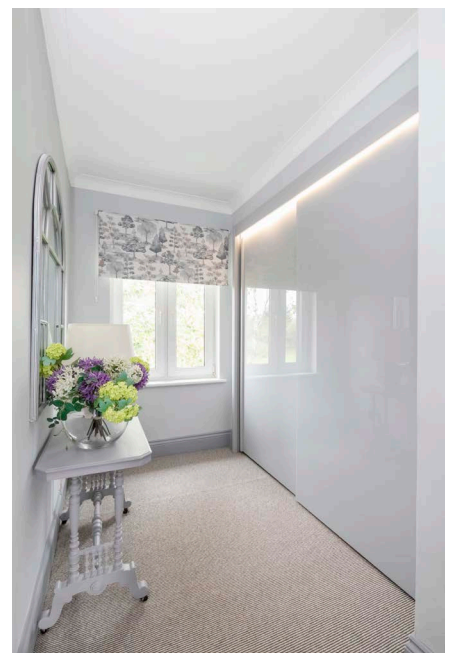
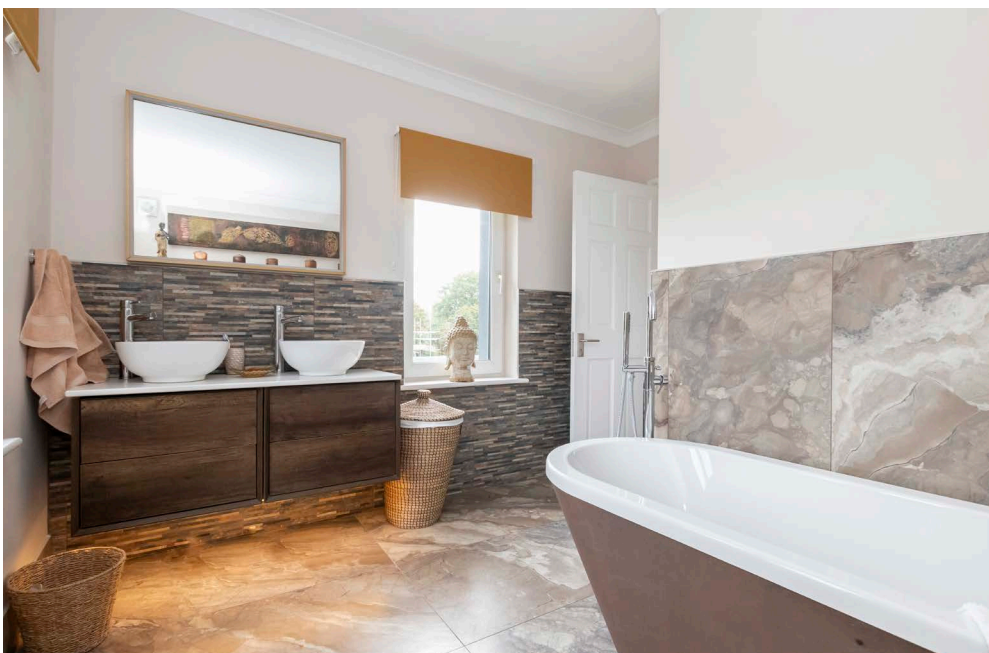
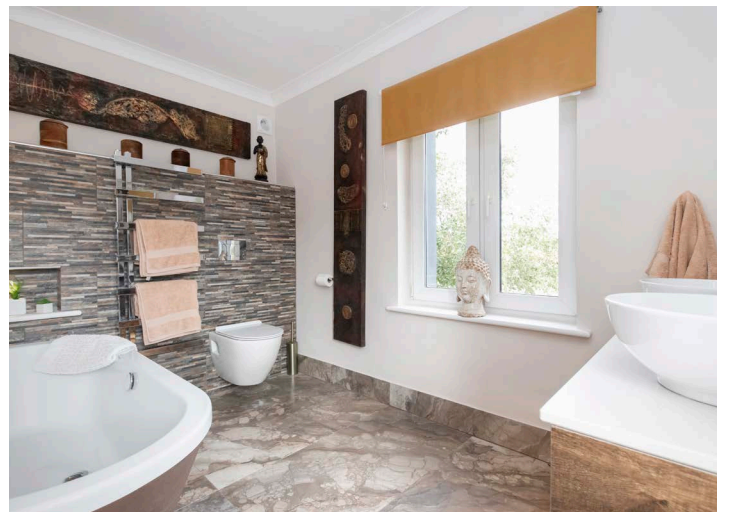


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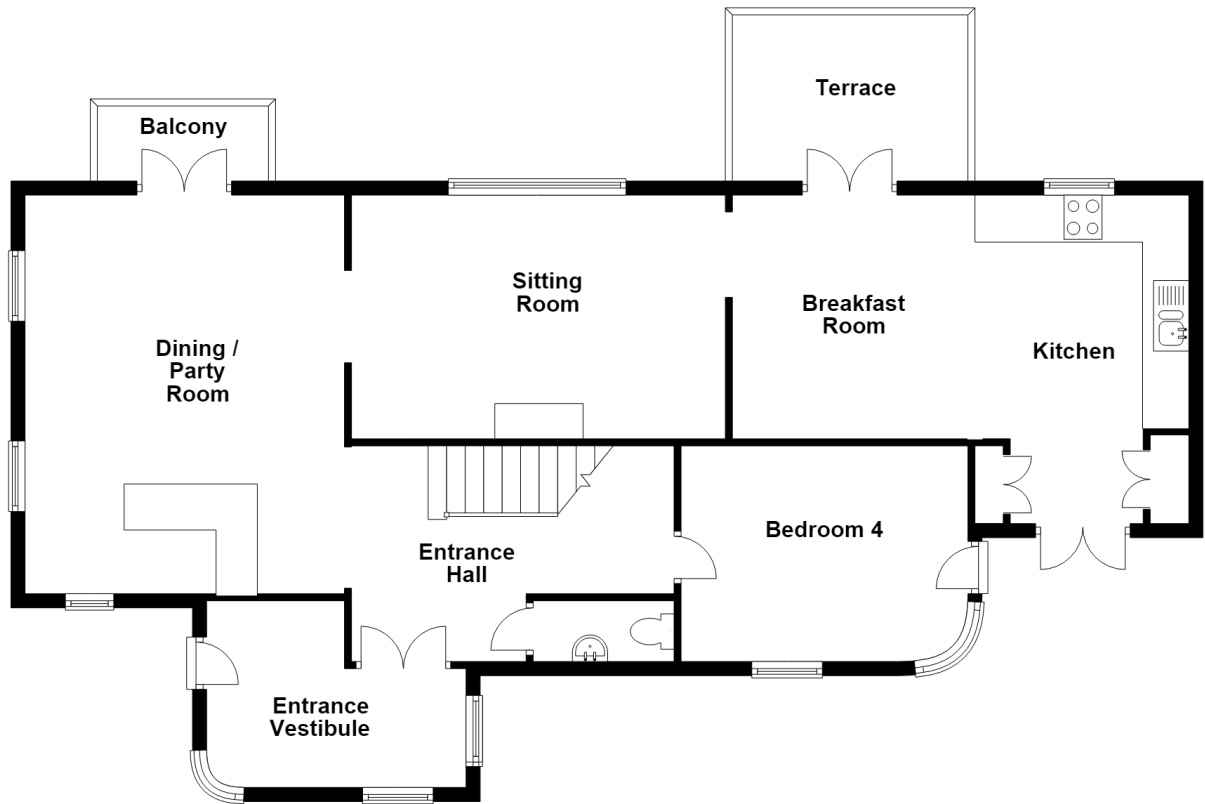




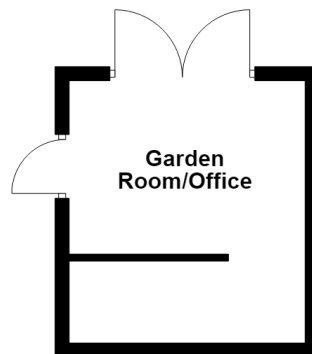
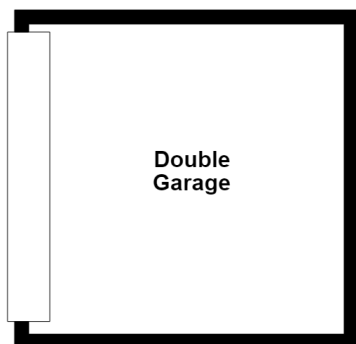
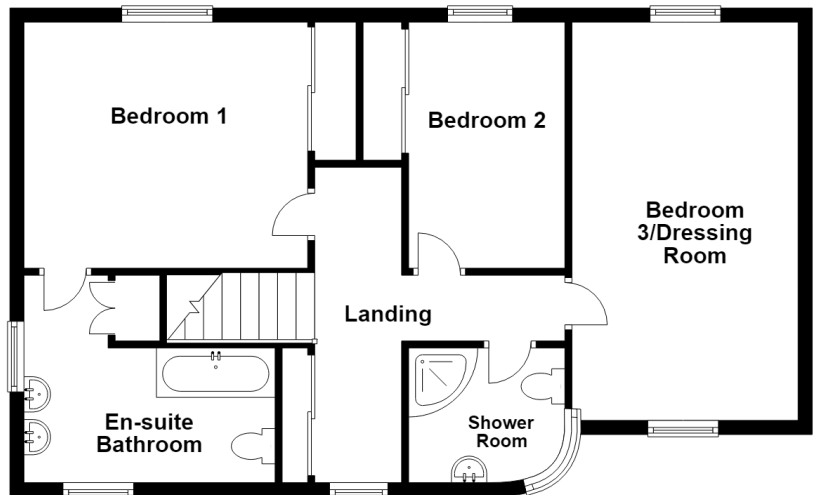




Ground Floor



First Floor



About Damouettes Lodge

'Damouettes Lodge' is a spacious Art Deco style home which has just been comprehensively renovated by the current owners. The property offers a selection of spacious reception rooms together with four double bedrooms and two bath/shower rooms. As part of the renovation both the roof and exterior walls were thoroughly insulated to help make the house as efficient as possible.

The property sits in a quiet lane with convenient access to cliff walks, Fermain bay and the amenities of St. Peter Port town centre and St. Martin's village.

Externally the cleverly landscaped gardens enjoy a sunny south/west facing aspect with rural views over the neighbouring valley and offer a tranquil setting for alfresco dining and entertaining, in addition there is a versatile garden room/office.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Vestibule

11'8" x 7'10" max (3.56m x 2.4m max)

Entrance Hall

10'4" (3.15) max & 3'5" (1.03) min x 13' (3.95)

Stairs to first floor with understairs storage.

Separate WC

7'8" x 2'6" (2.34m x 0.76m)

Fitted with a two piece suite.

Office/Bedroom 4

13'5" x 10'3" (4.1m x 3.12m)

Dining / Party Room

21'8" x 16'9" (6.6m x 5.1m)

Fitted bar with drinks fridge and wash hand basin. Door giving access to a small balcony overlooking the gardens and valley below. 1.9m opening leads to...

Sitting Room

16'2" x 12'9" (4.93m x 3.89m)

Integrated wood burner.

Kitchen / Breakfast Room

19'9" (6.01) x 12'10" (3.91) min & 16'5" (5) max

The kitchen is fitted with a range of dark grey and white wall and base units with a marble effect work surface over incorporating a 1½ bowl acrylic sink. Utility Cupboard housing Hoover tumble dryer and AEG washing machine. French doors lead out to the garden where there is an east facing decked area and a pathway which leads to both sides of the property. To the rear of the kitchen double doors lead onto a sunny south and west facing terrace with steps leading onto the garden. Underfloor heating.

FIRST FLOOR

Landing

13'7" (4.14) & 2'9" (0.84) x 15'2" (4.62) & 4'6" (1.37) T-shaped

Large fitted wardrobe.

Bedroom 1

13'8" x 12'11" (4.17m x 3.94m)

Built-in wardrobes.

Ensuite Bathroom

10'3" max x 10' (3.12m max x 3.05m)

Fitted with a three piece suite of free standing bath, low level W.C. and his-and-hers wash hand basins. Access to an airing cupboard. Underfloor heating.

Bedroom 2

12'11" x 8'9" (3.94m x 2.67m)

Built-in wardrobes.

Shower Room

9'1" x 6'9" (2.77m x 2.06m)

Three piece suite of large corner shower, wash hand basin set into vanity unit and W.C. Underfloor heating.

Bedroom 3 / Dressing Room

16'3" x 8'2" (4.95m x 2.5m)

OUTSIDE

Double Garage

16'8" x 22'1" (5.08m x 6.73m)

Front

To the front of the property there is a gravelled parking area with parking for numerous vehicles and access to the integrated double garage.

Garden Room/Office

13'9" (4.2) x 7'1" (2.15) and 11'6" (3.5) x 4'7" (1.4)

Rear

To the rear is a very well landscaped garden with different sections including a lawned area leading to a decked alfresco dining area with a semi-covered structure and access to a block built garden room/office. A pathway leads around the base of the garden to very private secluded seating area with views overlooking the valley below. Pathways give access all around the property.

Appliances

Integrated six ring Rangemaster, integrated drinks fridge, integrated Zanussi dishwasher, Hoover tumble dryer and AEG washing machine.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Oil fired central heating.

Construction: uPVC double glazed windows. uPVC fascias and soffits.

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

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