



Au Sommet

Guernsey | Open Market



Au Sommet

Fort Road, St Peter Port, GY1 1ZU

£3,995,000

Located within walking distance to central St. Peter Port, 'Au Sommet' is a recently renovated and upgraded family home offering highly versatile accommodation. Presented to the market in true move-in condition the property is bright and spacious throughout with several reception areas on the ground floor, the real highlight being the large kitchen/diner which opens fully onto the south facing garden giving a real opportunity to maximise indoor/ outdoor living. Upstairs the property offers four generous bedroom suites. Externally the garden has been very thoughtfully landscaped and includes a versatile annexe giving scope to provide further accommodation if required. Viewing is highly recommended to fully appreciate everything 'Au Sommet' has to offer.













Substantial family home

Close proximity to central St. Peter Port & St. Martin's

Modern, spacious interior

Four en-suite bedrooms to main house

Versatile garden annexe/5th bedroom ensuite

Landscaped south facing garden

Sea views as far as French coast

Excellent parking and double garage

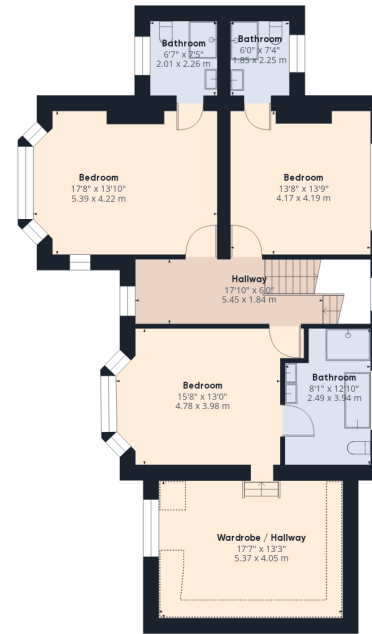
Redecoration planned for March '26







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

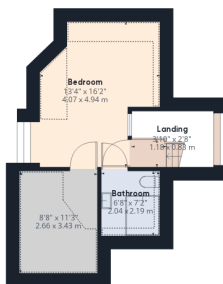
3627.87 ft²

337.04 m²

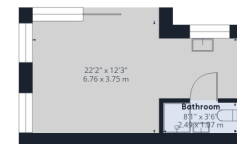
Reduced headroom

211.19 ft²

19.62 m²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Accommodation Comprising

GROUND FLOOR

Entrance Hall

17'4" x 7'4" (5.28m x 2.24m)

Living Room

17'7" x 13'10" (5.36m x 4.22m)

Sea View

Snug

13'8" x 13'9" (4.17m x 4.2m)

Sea View

Office

13'5" x 7'10" (4.1m x 2.4m)

WC

4'10" x 6'3" (1.47m x 1.9m)

Open Plan kitchen / Dining Area

41'11" x 15'10" (12.78m x 4.83m)

Utility Room

5'4" x 16'9" (1.63m x 5.1m)

Laundry Room

13'6" x 8'11" (4.11m x 2.72m)

Garage

16'9" x 16'3" (5.1m x 4.95m)

Planning permission was granted in December 2025 for another double garage.

FIRST FLOOR

Landing

17'10" x 6'10" (5.44m x 2.08m)

Sea View

Bedroom 1

15'8" x 13' (4.78m x 3.96m)

Sea View. Extension approved to create a 6 metre walk in wardrobe to the master bedroom.

En-Suite bathroom

8'1" x 12'10" (2.46m x 3.9m)

Dressing Room

17'10" x 13'3" (5.44m x 4.04m)

Sea View

Bedroom 2

17'8" x 13'10" (5.38m x 4.22m)

Sea View

En-Suite bathroom

6'7" x 7'5" (2m x 2.26m)

Sea View

Bedroom 3

13'8" x 13'9" (4.17m x 4.2m)

En-Suite Bathroom

6' x 7'4" (1.83m x 2.24m)

SECOND FLOOR

Landing

3'10" x 2'8" (1.17m x 0.81m)

Bedroom 4

13'4" x 16'2" (4.06m x 4.93m)

Sea View

En-Suite Bathroom

7'2" x 6'8" (2.18m x 2.03m)

Walk-in Wardrobe

11'3" x 8'8" (3.43m x 2.64m)

OUTSIDE

ANNEXE

Oblique / 5th Bedroom

Open Plan Kitchen / Lounge / Bedroom

22'2" x 12'3" (6.76m x 3.73m)

Shower Room

8'1" x 3'6" (2.46m x 1.07m)

OUTSIDE

Front

A large paved driveway provides parking for numerous vehicles and gives access to the double garage. Planning permission has also been granted for another double garage to be built.

Rear

A large paved driveway provides parking for numerous vehicles and gives access to the double garage. Planning permission has also been granted for another double garage to be built.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Oil fired central heating. Part under floor heating. Water purification system.

Construction: Double glazed windows.

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



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