



Old Mill New Development

Steam Mill Lane, St. Martin, Guernsey, Channel Islands, GY4 6XE

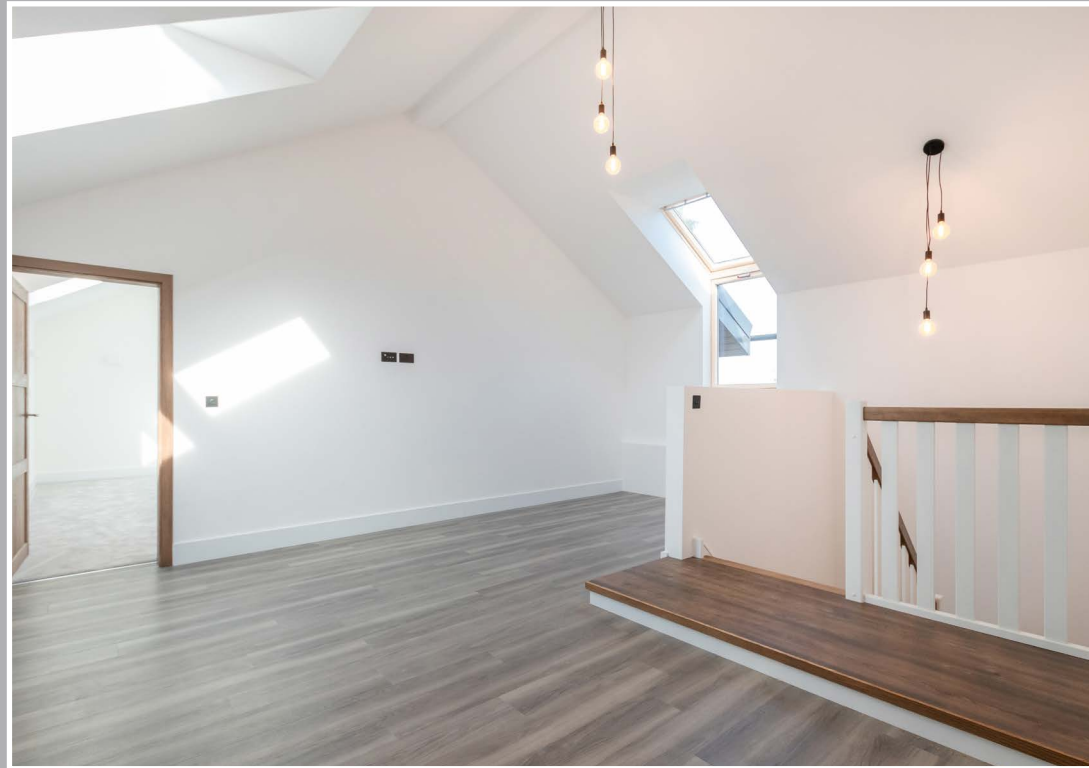
OPEN MARKET £4,950,000

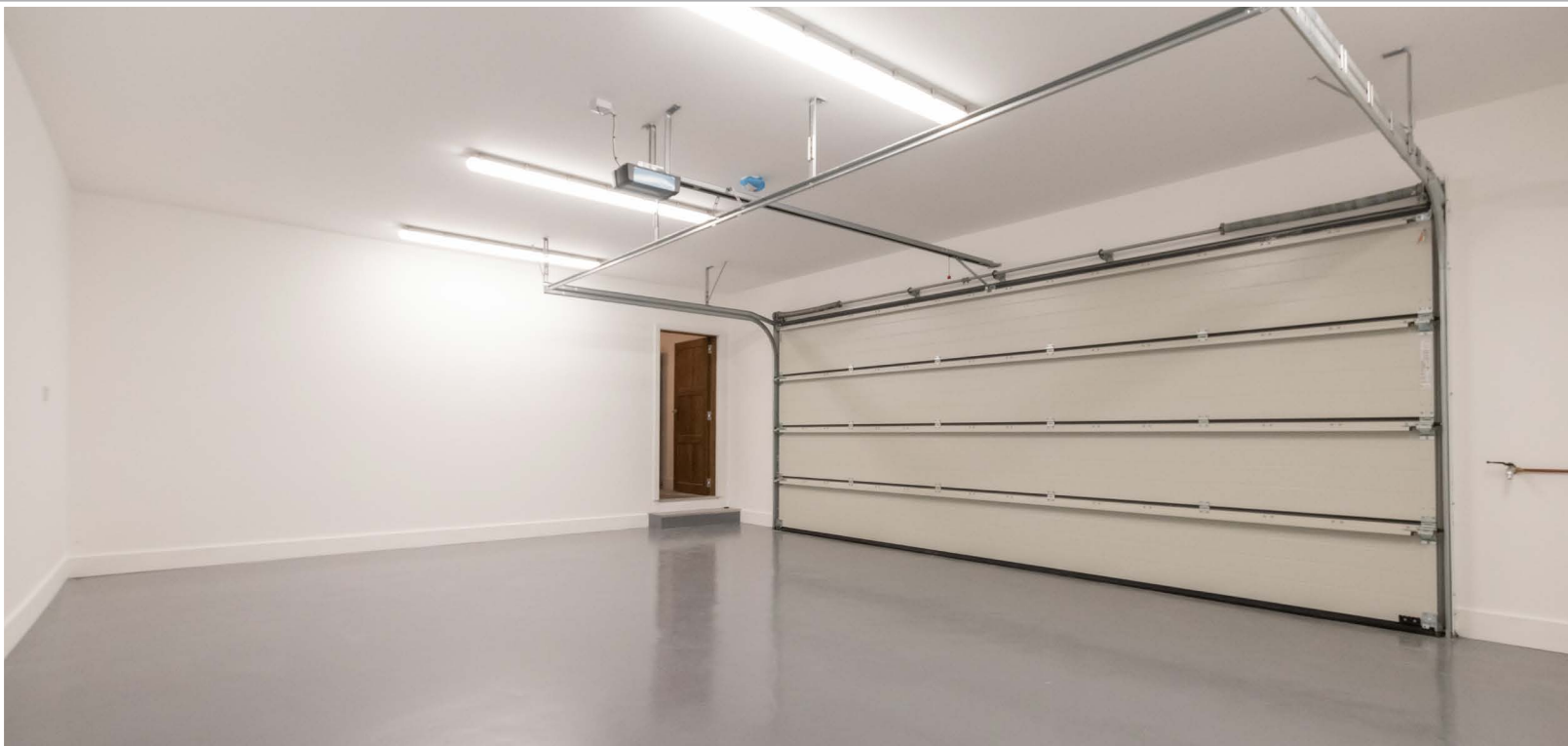




















Floor -1



Ground Floor



Floor 1

Approximate total area⁽¹⁾

6468.57 ft²

600.95 m²

Reduced headroom

27.13 ft²

2.52 m²

Substantial brand new home
 Versatile accommodation
 Over 6,000 sq ft
 Close to St. Peter Port & St. Martin's amenities
 Five generous bedroom suites
 Numerous reception areas
 Rural and distant sea views
 Energy efficient build and specification

(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.

About Old Mill New Development

We are delighted to offer this superb, newly built home for sale on the Open Market. Located in a highly convenient location close to St. Peter Port and St. Martin's amenities, this home offers exceptional, versatile accommodation throughout. Extending over 6,000 sqft this property offers up to six generous bedrooms with five en-suites, and multiple reception rooms including a large open plan kitchen/dining/living room, separate snug and family room. In addition, there is scope for semi-independent living by way of an integrated one bedroom flatlet.

Built to a high thermal specification including the installation of solar panels for the electric heating, this property has been designed to be energy and cost efficient throughout.

The property benefits from several covered and un-covered balconies which give a delightful aspect over the garden to the rural and east coast beyond.

Viewing is highly recommended to appreciate everything on offer.

ACCOMMODATION COMPRISING

LOWER GROUND FLOOR

Cinema/Family Room

20'1" x 24'7" (6.12m x 7.5m)

Two sets of double doors onto garden terrace. Access to rear wine cellar.

Bedroom Six

14'4" x 12'8" (4.37m x 3.86m)

Double bedroom. Door to garden terrace.

Dressing Room

10'6" x 7'1" (3.2m x 2.16m)

Ensuite Bathroom

10' x 6'1" (3.05m x 1.85m)

Three piece suite.

Plant Room

8' x 13'11" (2.44m x 4.24m)

Wine Cellar

15'1" x 6'1" (4.6m x 1.85m)

Bedroom Five

16'3" x 14'10" (4.95m x 4.52m)

Double doors onto garden terrace.

Ensuite Bathroom

11'5" x 9'1" (3.48m x 2.77m)

Four piece suite.

Dressing Room

11'3" x 6'1" (3.43m x 1.85m)

GROUND FLOOR

Entrance Hall

23' x 9' (7m x 2.74m)

Vaulted hallway. Stairs to first floor.

WC

5'7" x 3'9" (1.7m x 1.14m)

Three piece suite.

Hallway

8'2" x 6'11" (2.5m x 2.1m)

Study

17'5" x 9'3" (5.3m x 2.82m)

Sitting/Dining Room

52'11" x 14'11" (16.13m x 4.55m)

Kitchen

16'4" x 19'8" (4.98m x 6m)

Pantry

9'1" x 4'8" (2.77m x 1.42m)

Balcony

46'10" x 9'2" (14.27m x 2.8m)

Large East facing balcony to enjoy the morning sun. Hot and cold water supply.

Utility Room

14'11" x 9'1" (4.55m x 2.77m)

Dog shower. Double sink. Plumbing for a tumble dryer.

Garage

19' x 26'11" (5.8m x 8.2m)

Double electric up and over door. Room for three vehicles. Stairs lead to bedroom three.

FIRST FLOOR

Landing

17'4" x 6'6" (5.28m x 1.98m)

Gallery landing overlooking main entrance hall.

Snug

19'3" x 15'7" (5.87m x 4.75m)

Access from secondary stair case leading from ground floor.

Bedroom Three

19'3" (5.86) x 9'3" (2.81) x 6'6" (1.97) x 8'4" (2.53)

Ensuite Shower Room

11'11" x 4' (3.63m x 1.22m)

Three piece suite consisting of large wet room.

Master Bedroom Suite Comprising...

Master Bedroom

15'11" x 20'10" (4.85m x 6.35m)

Access to balcony. Two dressing areas with built in wardrobe storage.

Ensuite Bathroom

13'5" x 9'3" (4.1m x 2.82m)

Three piece suite including a large walk in shower.

Balcony

8' x 15'10" (2.44m x 4.83m)

Bedroom Four/TV Room

20' x 12'1" (6.1m x 3.68m)

Access to the sun terrace.

Bedroom Two

16'2" x 12'10" (4.93m x 3.9m)

Access to sun terrace.

Ensuite Bathroom

9'9" x 7'3" (2.97m x 2.2m)

Three piece suite.

Dressing Room

10'2" x 5'11" (3.1m x 1.8m)

Balcony

36'7" x 9'1" (11.15m x 2.77m)

Appliances

Rangemaster induction hob. Rangemaster extractor. Franke one and half bowl sink.

Indesit electric induction hob. Hotpoint fridge. Quooker tap. Full length Liebherr fridge. Liebherr freezer. Bosch dishwasher. Large Franke sink with Quooker tap.

OUTSIDE

Front

Access via a long driveway to a large paved driveway provides parking for numerous vehicles opening into the large double garage. Secondary access is also provided via right of way over neighbouring property.

Side

Access down one side of the property to the rear.

Rear

A covered patio with hot & cold water leads to a large area of lawned garden surrounded by neighbouring fields.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electric. Cesspit drainage. Electric central heating with solar panels.

Construction: Timber frame. Double glazed windows throughout.

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

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