



Berthelot House

5 Berthelot Street, St. Peter Port, Guernsey, Channel Islands, GY1 1JS

£895,000 OPEN MARKET SOLE AGENT

swoffers



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



Charming listed town house
Situated in very centre of St. Peter Port
Deceptively spacious
Four bedrooms with two ensembles
Direct access to shops/restaurants and marinas
Low maintenance walled garden





About Berthelot House

'Berthelot House' is a charming listed town house located right in the centre of St. Peter Port. Positioned on a quiet street but with direct access to shops, restaurants and marinas this property offers deceptively spacious accommodation over three floors. The ground floor offers an open plan living/dining/kitchen with access to the garden, utility room and separate WC. The top two floors offer four bedrooms, two with ensuites and a further family shower room. Externally to the rear is a walled courtyard garden. This property represents an exciting purchase opportunity in a unique location, viewing is highly recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Lounge/Dining Area

21'9" x 10'10" (6.63m x 3.3m)
Hatch leading to large storage cellar also housing hot water cylinders and electrics.

Kitchen

11'4" x 10'6" (3.45m x 3.2m)
Fitted with a range of cream wall and base units fitted with a granite effect worktop incorporating a stainless steel single bowl sink.

Rear Hallway

8'2" x 3'6" (2.5m x 1.07m)
Door to rear garden.

Utility Room

4'5" x 5'10" (1.35m x 1.78m)

WC

6'9" x 3'1" (2.06m x 0.94m)
Fitted with a two piece suite.

FIRST FLOOR

Landing

12'3" (3.73) x 6'11" (2.1) max & 4'2" (1.27) min

Bedroom 2

17'9" x 12'10" (5.4m x 3.9m)
Access to under stairs storage cupboard. Steps lead to garden.

Shower Room

6'2" x 4'4" (1.88m x 1.32m)
Fitted with a corner shower, low level flush WC and wash hand basin set into vanity unit.

Bedroom 4/Study

11'11" (3.63) x 8'2" (2.5) min & 11'3" (3.43) max

SECOND FLOOR

Bedroom 1

17'10" x 12'2" (5.44m x 3.7m)

Ensuite Bathroom

7'9" x 4'11" (2.36m x 1.5m)
Fitted with a three piece suite consisting of bath with shower over, wash hand basin and low level flush WC.

Landing

15' x 6'7" (4.57m x 2m)
Access to floored attic space.

Bedroom 3

10'4" x 11'8" (3.15m x 3.56m)

Ensuite Shower Room

6'9" x 4'4" (2.06m x 1.32m)
Fitted with a corner shower, low level flush WC and wash hand basin set into vanity unit.

Appliances

Hotpoint ceramic four ring hob. Neff extractor. Bosch single oven. Igenix freestanding freezer. Neff fridge/freezer. Hotpoint washing machine. Indesit tumble dryer.



OUTSIDE

Rear

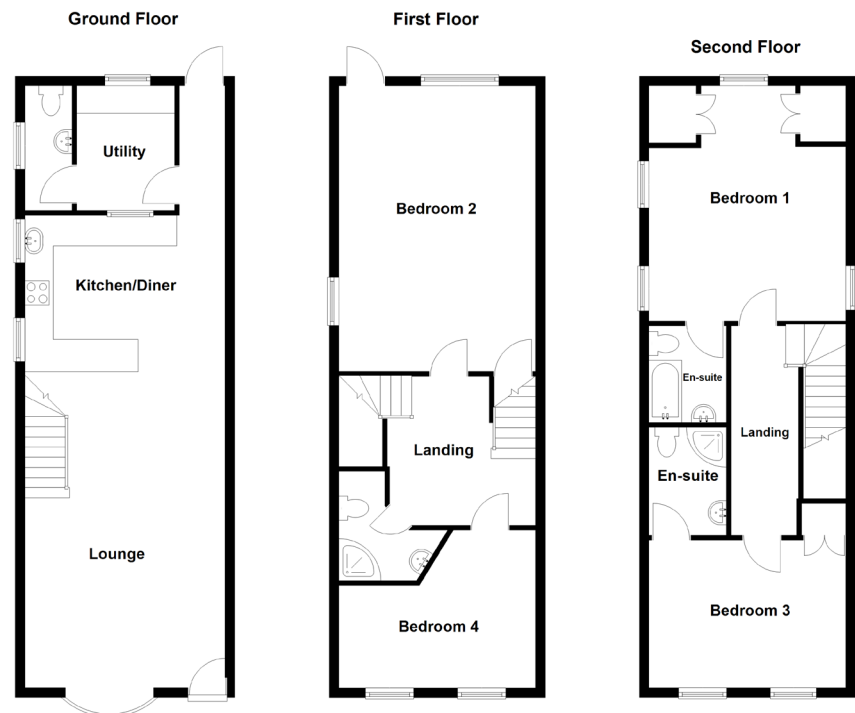
Steps lead to a walled patio garden with gate giving access leading to St. Peter Port High Street (Berthelot House has right of way over this pathway).

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric central heating.

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



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