



Vine House

Saints Bay Road, St Martin's, Guernsey, GY4 6ES

£3,950,000

OPEN MARKET SOLE AGENT



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



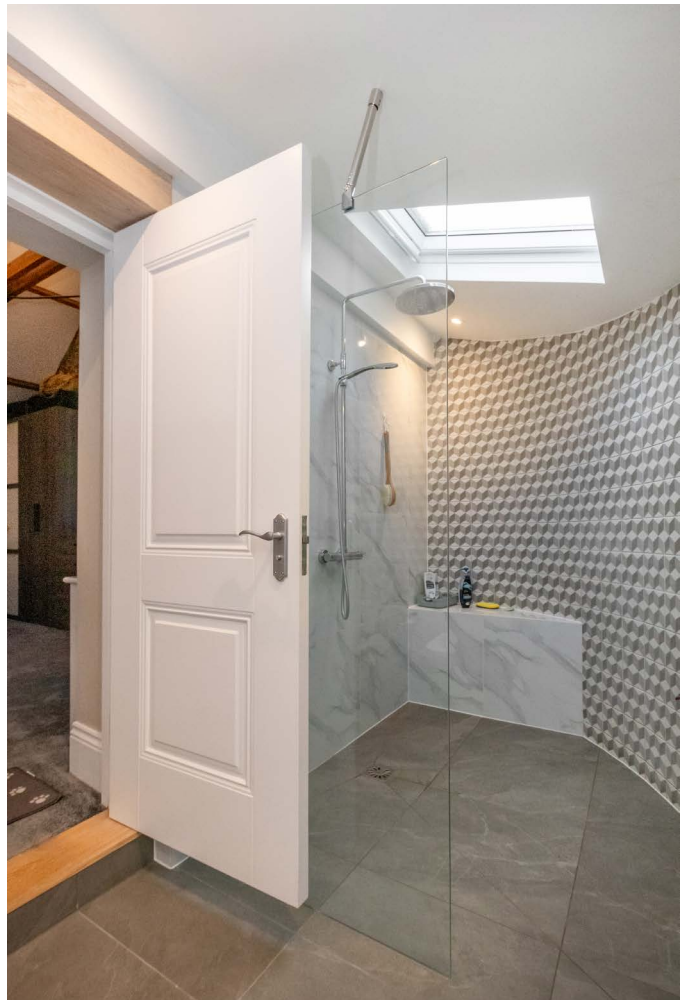
Attractive home in St Martin's
Superbly modernised
Near cliff walks and Saints Bay
Four beds with two ensembles in main house
Four reception rooms
Separate two bedroom annexe
Superb landscaped gardens, double garage & ample parking
Additional studio and garden room





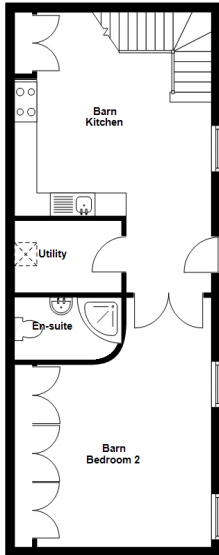


Detached Barn

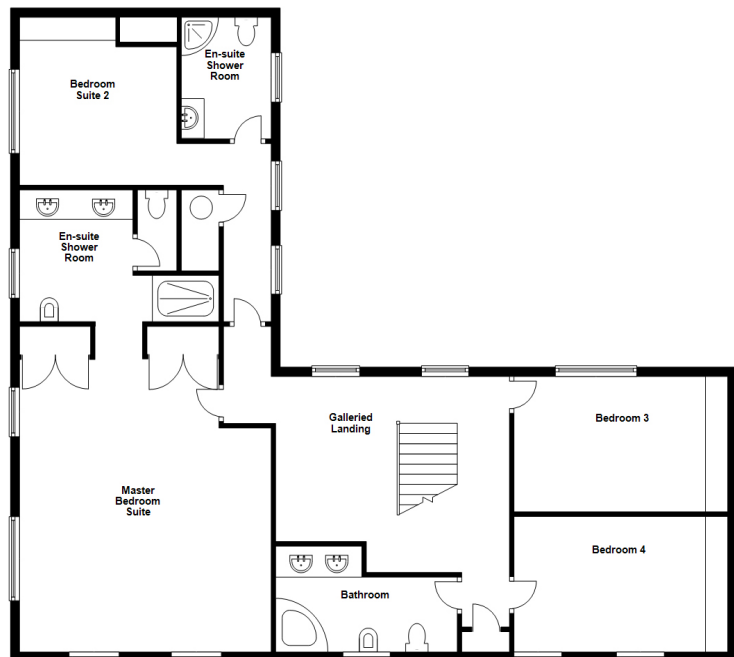
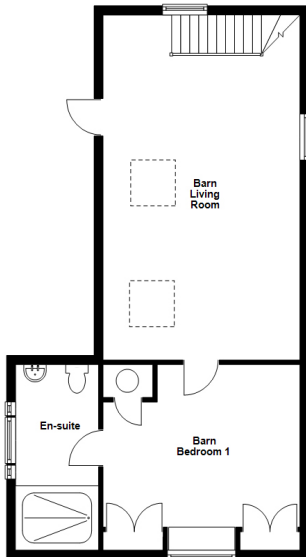




Ground Floor



First Floor





About Vine House

'Vine House' is a superb, refurbished farmhouse style home nestled into a St Martins valley, just a short stroll from cliff walks, Saints Bay and convenient for the village centre. The main house offers four generous double bedrooms including two en-suites in addition to four reception rooms including a large open plan kitchen/dining/living space. In addition, There is a fantastic detached barn converted into a 2 bedroom annexe plus a double garage with a new music room/gym above. The gardens are very well landscaped and include a delightful pond and enjoy a predominantly south facing aspect. Within the gardens is a separate garden room/office.

Viewing is highly recommended to fully appreciate everything Vine House has to offer, in a highly sought-after location.

ACCOMMODATION COMPRISING

Entrance Porch

11'1" x 5'8" (3.38m x 1.73m)

Entrance Hall

19'8" (6) x 13'3" (4.04) max and 9'10" (3) min

CLOAKROOM

Sitting Room

19'8" x 18'5" (6m x 5.61m)

Snug

18'5" x 15'10" (5.61m x 4.83m)

Bar

17'10" x 11'10" (5.44m x 3.6m)

Kitchen/Living/Dining Room

35'2" x 30' max (10.72m x 9.14m max)

Utility Room

10'7" x 5'6" max (3.23m x 1.68m max)

FIRST FLOOR

Galleried Landing

21'5" x 10'9" max (6.53m x 3.28m max)

PRINCIPAL BEDROOM SUITE

Bedroom

23'6" x 17'8" max (7.16m x 5.38m max)

Ensuite Shower Room

8'4" (2.54) x 7'9" (2.36) & 5' (1.52) x 3' (0.91)

BEDROOM SUITE 2

Bedroom

13'1" x 11'9" (4m x 3.58m)

Ensuite Shower Room

9'4" x 5'11" (2.84m x 1.8m)

Bedroom 3

16'2" x 9'8" (4.93m x 2.95m)

Bedroom 4

16'10" x 9'8" (5.13m x 2.95m)

Bathroom

13'4" x 8'2" (4.06m x 2.5m)

DETACHED BARN ANNEXE

GROUND FLOOR

Kitchenette

16'4" x 9' (4.98m x 2.74m)

Bedroom 1

16'4" x 11'9" (4.98m x 3.58m)

Ensuite Bathroom

9' x 5'3" (2.74m x 1.6m)

FIRST FLOOR

Living Room

16'9" x 20' (5.1m x 6.1m)

Bedroom 2

16'9" x 11' (5.1m x 3.35m)

ENSUITE SHOWER ROOM

OUTSIDE

DOUBLE GARAGE

GYM/MUSIC STUDIO

Garden Room

20'10" (6.35) x 23'7" (7.19) max x 11'3" (3.43) min

Preparation Room

8'7" x 6'7" (2.62m x 2m)

Shower Room

6' x 4' (1.83m x 1.22m)

Gardens

The house is surrounded by beautifully landscaped gardens enjoying a high degree of privacy and a predominantly south facing aspect. They have been superbly laid out to include large areas of terracing at various levels complemented by beautifully appointed water features, the whole accentuated by discretely placed lighting and full irrigation.

Viewing: By appointment.

Possession: By arrangement.

Services: Mains water, electricity and gas. Cesspit drainage. Full oil fired central heating. Double glazing. Borehole providing automatic irrigation system.

Price includes: Carpets, curtains, curtain poles and light fittings. The kitchen and utility appliances as listed.

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