



Montville House

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£7,500,000

Open Market



Montville House

Les Vardes, St. Peter Port, Guernsey, Channel Islands, GY1 1BH

Located in a highly regarded position, within short walking distance to the shops, restaurants and marinas of St. Peter Port sits 'Montville House'.

'Montville House' is a substantial family home, with the accommodation extending approximately 10,000sqft, including two separate units of guest/staff accommodation, a gym/studio and garden pavilion. The main house offers highly versatile and generous reception areas throughout with five double bedrooms, all with en-suite facilities. Many of the rooms benefit from attractive views either over the mature gardens or across the picturesque townscape of St. Peter Port to the sea and islands beyond.

A real highlight of the property are the large and maturely planted gardens. These either benefit from south/west facing aspect or the aforementioned attractive views. We are delighted to be able to offer 'Montville' for sale for the first time in over 35 years and viewing is highly recommended to fully appreciate the extent of the offering.

Substantial home in St Peter Port

Large plot in a quiet, sought-after location

Extensive accommodation extending approx. 10,000sqft

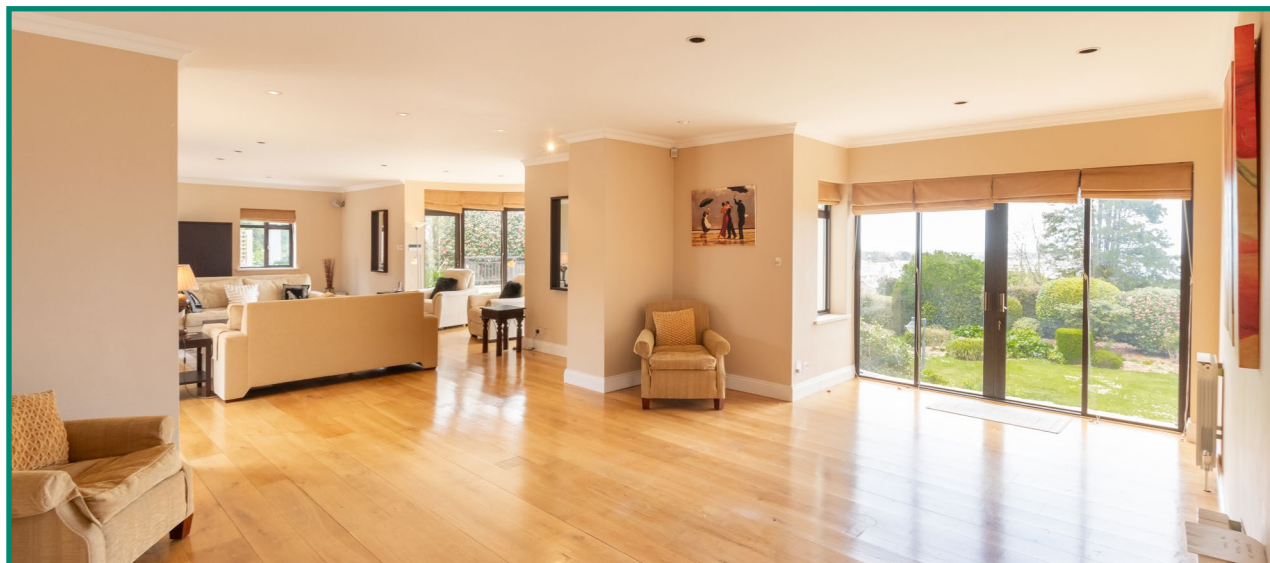
South facing mature gardens

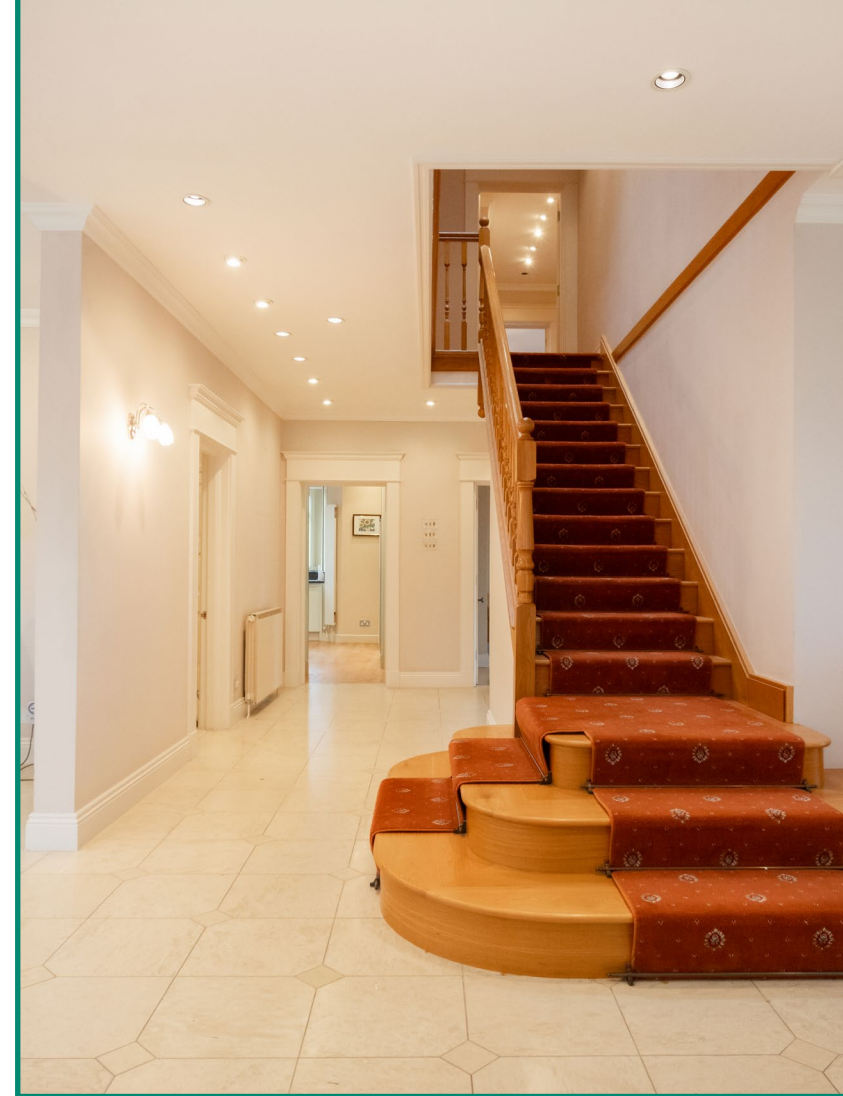
Views across St. Peter Port town to islands beyond

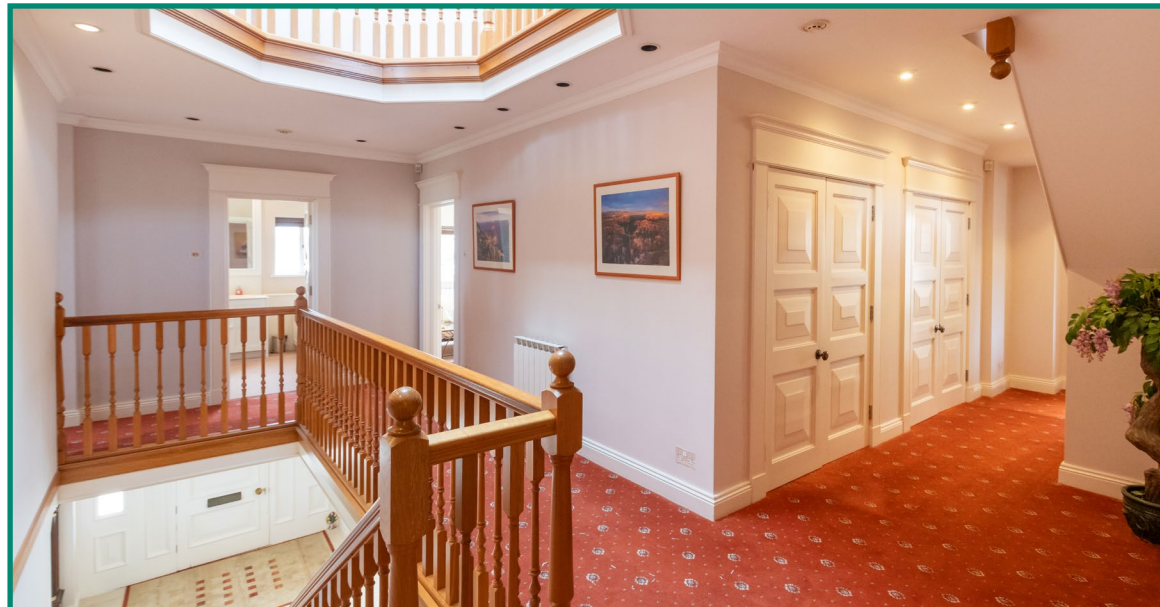
Two additional units of guest or staff accommodation

Walking distance to town centre













Detached Guest Accommodation



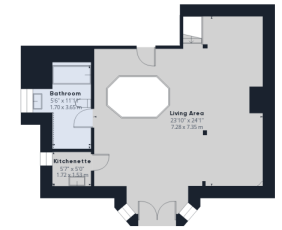




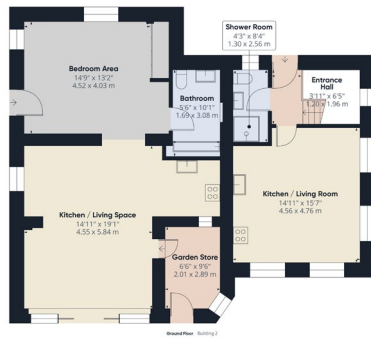
Ground Floor Building 1



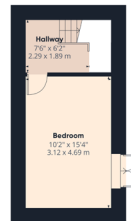
Floor 1 Building 1



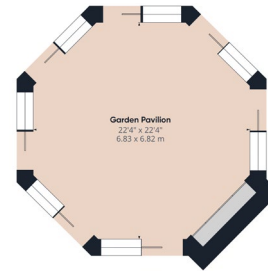
Floor 2 Building 1



Ground Floor Building 2



Bedroom Building 2



Garden Pavilion Building 2



Separate Gym Studio Building 2

ACCOMMODATION COMPRISING

Entrance Hall

13'2" x 38'7" (4.01m x 11.76m)

Cloakroom

8'11" x 6'3" (2.72m x 1.9m)

WC

3'8" x 5'11" (1.12m x 1.8m)

Kitchen

14'2" x 22'2" (4.32m x 6.76m)

Fitted with a pale green wall and base units. with granite work surface over incorporating a single stainless steel sink and drainer.

Dining Room

21'1" x 21'7" (6.43m x 6.58m)

Inner Hall

7'9" x 7'8" (2.36m x 2.34m)

Boot Room

9'7" x 14'10" (2.92m x 4.52m)

WC

4'8" x 5'8" (1.42m x 1.73m)

Laundry Room

16'6" x 10'8" (5.03m x 3.25m)

Snug

17'5" x 14'10" (5.3m x 4.52m)

Sitting Room

28'7" x 24'9" (8.7m x 7.54m)

Piano Room

14'7" x 21'11" (4.45m x 6.68m)

Study

15'2" x 17'11" (4.62m x 5.46m)

FIRST FLOOR

Landing

20'9" x 9'5" (6.32m x 2.87m)

Jack & Jill Bathroom

9'2" x 9'11" (2.8m x 3.02m)

Bedroom 3

18'5" x 13'5" (5.61m x 4.1m)

Ensuite Bathroom

5'7" x 6'3" (1.7m x 1.9m)

Inner Landing

6'4" x 17'3" (1.93m x 5.26m)

Bedroom 2

17'9" x 13'9" (5.4m x 4.2m)

Ensuite Bathroom

9'5" x 5'9" (2.87m x 1.75m)

Hallway

15' x 6'9" (4.57m x 2.06m)

Master Bedroom

20'10" x 17'7" (6.35m x 5.36m)

Dressing Room

5'7" x 12'11" (1.7m x 3.94m)

Ensuite Bathroom

15'1" x 15' (4.6m x 4.57m)

Bedroom 5

9'5" x 18' (2.87m x 5.49m)

Ensuite Bathroom

5'8" x 8'7" (1.73m x 2.62m)

Bedroom 4

15'3" x 12'1" (4.65m x 3.68m)

SECOND FLOOR

Living Area

23'11" x 24'1" (7.3m x 7.34m)

Bathroom

5'7" x 12' (1.7m x 3.66m)

Kitchenette

5'8" x 5' (1.73m x 1.52m)

OUTSIDE

Double Garage

18'11" x 21'11" (5.77m x 6.68m)

Gardeners WC

6'9" x 9'10" (2.06m x 3m)

DETACHED GUEST COTTAGE

Entrance Hall

3'11" x 6'5" (1.2m x 1.96m)

Shower Room

4'3" x 8'5" (1.3m x 2.57m)

Kitchen / Living Room

15' x 15'7" (4.57m x 4.75m)

LOWER GROUND FLOOR

Bedroom

10'3" x 15'5" (3.12m x 4.7m)

Hallway

7'6" x 6'2" (2.29m x 1.88m)

DETACHED GUEST FLAT

Bedroom Area

14'10" x 13'3" (4.52m x 4.04m)

Kitchen/Living Space

19'2" x 14'11" (5.84m x 4.55m)

Bathroom

5'7" x 10'1" (1.7m x 3.07m)

Garden Store

6'7" x 9'6" (2m x 2.9m)

OUTSIDE

Garden Pavilion

22'5" x 22'5" (6.83m x 6.83m)

Separate Gym Studio

13'2" x 25'10" (4.01m x 7.87m)

Front

Electric gates give access to a large cobbled driveway providing a generous parking area and access to the double garage.

Rear

Immediately to the rear of the property is a large paved south facing terrace. From here there is access to the two units of guest accommodation. Steps lead to the south and north/east. To the south is a large area of lawned garden which is maturely planted with trees and shrubs. There is access to the garden pavillion, domestic greenhouse and storage shed. To the north/east are fabulous views over St. Peter Port townscape and to the coast beyond. There is an additional area of lawn garden, access to the gym studio and WWII gun emplacement.

Appliances

Two Imperial ovens. One Imperial pressure cooker. One Gaggenau four ring hob. One Gaggenau integrated griddle plate. One Gaggenau extractor. One Amana freestanding American style fridge/freezer with water dispenser. One integrated Gaggenau dishwasher. One Hotpoint washing machine. One Hotpoint tumble dryer.

Viewing: By Appointment

Possession: By Arrangement

Services: All mains. Full oil fired central heating. Part electric underfloor heating. Air source heat pumps and solar panels.

Price includes: Carpets, curtains and light fittings.

Appliances as listed.