



Mulberry House

11 Union Street, St Peter Port, GY1 2PS

OPEN MARKET | £1,850,000 | SOLE AGENT

Beautiful listed Regency townhouse | Easy walking distance from town
Four bedrooms and two bathrooms | Recently fully refurbished
South facing walled rear garden | Garage



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





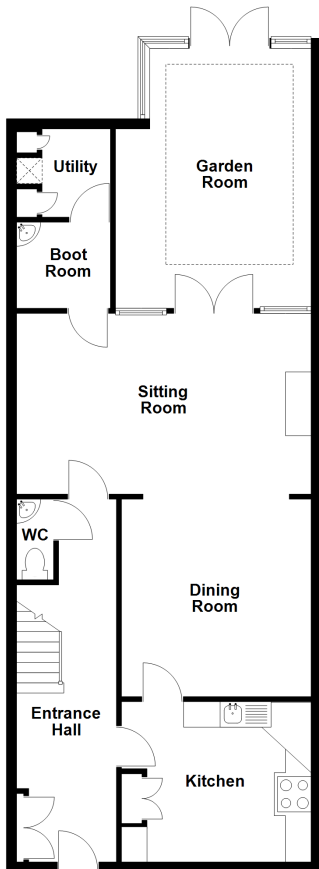




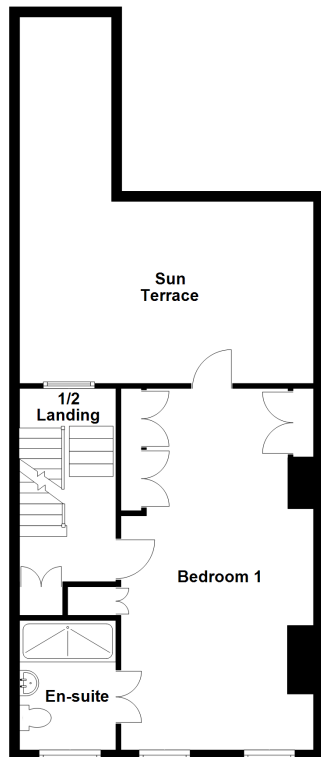




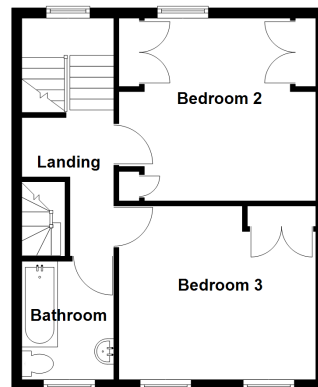
Ground Floor



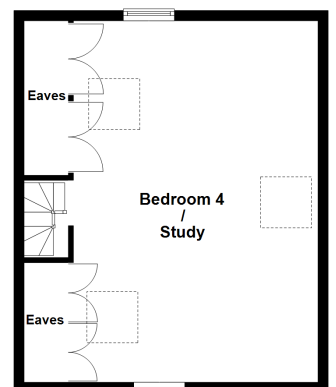
First Floor



Second Floor



Third Floor



About Mulberry House

Mulberry House is an elegant listed Regency townhouse situated in one of St Peter Port's best and quietest locations, within easy walking distance of the centre of town, schools and local amenities. The property has been substantially renovated and refurbished to an excellent specification by the current owner with immaculate period architectural detail combined with the presence of modern services all in excellent condition.

Mulberry House includes a hall with a downstairs cloakroom, boot room and utility, a kitchen/breakfast room, dining room and sitting room leading onto a garden room with French doors opening onto a south facing walled garden with a garden shed and a garage with ample shelving for storage

The accommodation upstairs offers four bedrooms and two bathrooms. The master suite has been substantially extended and refurbished with beautifully finished built-in wardrobes and a delightful ensuite bathroom and direct access to the south facing first floor newly decked sun terrace. The second floor has two further double bedrooms, each with ample built-in wardrobes and shelving whilst the fourth, attic, bedroom boasts rooftop and distant sea views and also has ample built in storage. This room could equally be used as a study, games room or cinema room, as required.

The charming walled garden is accessed from the house via the garden room, and also through double doors from the quiet side street and garage at the rear. The garage is located at the end of the garden which has vehicular access from the side road and a door into the garden.

The garden bursts with colour in the summer, with magnificent wisteria, mature shrubs and flowers, and, naturally, a mulberry tree. This is a rare opportunity to purchase a town house in 'move in' condition very close to the heart of St Peter Port.

ACCOMMODATION COMPRISING

Entrance Hall

24'11" x 5'3" (7.6m x 1.6m)

Kitchen

17'7" x 12'2" (5.36m x 3.7m)

Stylish, dark blue wall and base units. Granite worktop

Dining Room

11'2" x 10'6" (3.4m x 3.2m)

Electric underfloor heating

Living Room

13' x 15'5" (3.96m x 4.7m)

Heta wood burning stove with limestone Chesneys fire surround and hearth.

Utility Room

4'11" x 3'7" (1.5m x 1.1m)

Boot Room

6'3" x 4'3" (1.9m x 1.3m)

Garden Room

8'10" x 14'9" (2.7m x 4.5m)

WC

Two piece suite, including a basin by The London Basin Company and a mahogany toilet.

FIRST FLOOR

Landing

11'10" x 5'2" (3.6m x 1.57m)

Master Bedroom

25'7" x 11'2" (7.8m x 3.4m)

Double and single fitted wardrobes. Access to sun terrace.

Ensuite Bathroom

9'10" x 5'7" (3m x 1.7m)

Porcelain floor tiles with underfloor heating. Three piece suite consisting of WC, wash hand basin and large walk in shower.

SECOND FLOOR

Landing

15'5" x 5'9" (4.7m x 1.75m)

Large storage cupboard.

Bedroom 2

11'10" x 9'10" (3.6m x 3m)

Double and single wardrobes as fitted.

Bedroom 3

12'2" x 9'10" (3.7m x 3m)

Double wardrobes as fitted.

Family bathroom

9'4" x 5'9" (2.84m x 1.75m)

Porcelain floor tiles with underfloor heating. Three piece suite consisting of WC, wash hand basin and bath with ceiling intergrated large raindrop shower over.

Bedroom 4/Study

10'8" x 21'8" (3.25m x 6.6m)

Eaves on all four sides. Under Eave fitted cupboards. Electric blinds. Rooftop and sea views.

OUTSIDE

Sun Terrace

18'1" x 26'11" x 7'7" (5.5m x 8.2m x 2.3m)

Garden

South facing and fully walled with double door onto street. Garden surrounded by mature shrubs. Garden shed. Access to

Garage

15'3" x 12'6" (4.65m x 3.8m)

Appliances

Neff dishwasher. Neff oven and grill. Hotpoint ceramic hob. Extractor. Franke hot and filtered water tap. Neff fridge/freezer. Samsung wine fridge. Bosch Microwave.

Viewing: By appointment

Possession: By arrangement

Services: All mains. Full oil fired central heating.

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

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