

MAISON DE LA BATAILLE

£10,750,000

OPEN MARKET





Maison De La Bataille

Calais Road, St. Martin,
Guernsey, GY4 6AR

£10,750,000

OPEN MARKET SOLE AGENT

Maison de la Bataille is an impressive and substantial home in a great location with spectacular, panoramic sea views. Not only does it have the most amazing views of the sea and Guernsey's offshore Islands it also has direct access from its own land to the coastal path and a flat lawned garden with well stocked borders and large paved terraces. The property enjoys an elevated location in a quiet lane conveniently situated between St Peter Port and St Martins. The extensive accommodation offers 5 bedroom suites, all with sea views, numerous reception rooms, staff accommodation, indoor pool, garaging for 5 cars, gym, games room, garden store and plant room. The master suite and principal guest suite both have balconies from where to appreciate the view and the staff flat has its own private outdoor space. The current owners undertook an extensive building and renovation programme and the house is now powered entirely by electricity including air source heat pumps and solar panels; the principal rooms have underfloor heating. The indoor pool is located adjacent to the kitchen and has access to the rear terrace. The site extends just over 2.5 acres with the house and garden occupying just over an acre while the remaining land leads to the cliff with access to the coastal path. In total the accommodation amounts to over 10,000 square feet. It is a thoroughly impressive home in a great location with fabulous views.











Impressive and substantial home

Panoramic sea and offshore Island views

Five generous bedrooms suites

Numerous reception rooms

Staff accommodation

Indoor pool

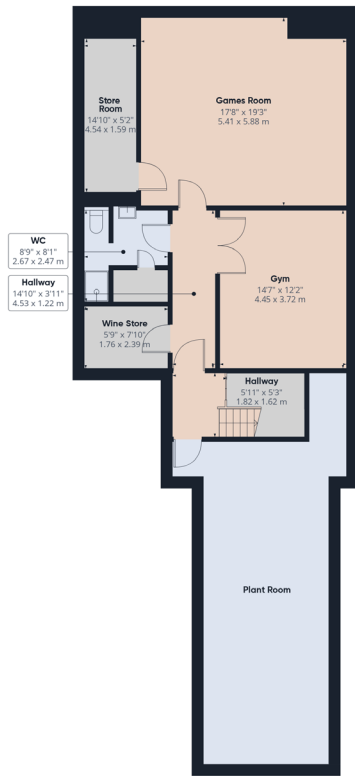
Over 10,000 square feet of accommodation

Approximately 2.5 acres of land with direct access to cliff path

Staff Accommodation







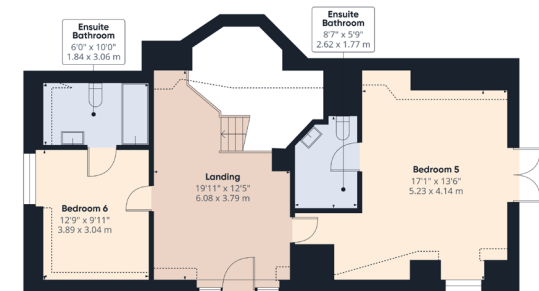
Lower Ground Floor



Ground Floor



First Floor



Second Floor

ACCOMMODATION COMPRISING

Entrance Vestibule

6'11" x 14'7" (2.1m x 4.45m)

Entrance Hallway

15'7" x 18'1" (4.75m x 5.5m)

Office

9'1" x 15'7" (2.77m x 4.75m)

Living Room

23'8" x 30'1" (7.21m x 9.17m)

Dining Hall

31'6" x 13' (9.6m x 3.96m)

Kitchen/Living Area

28'3" x 28'8" (8.6m x 8.74m)

Day Room

22'6" x 20'4" (6.86m x 6.2m)

Inner Hallway

5'9" x 12'9" (1.75m x 3.89m)

TV Room

15'7" x 13'2" (4.75m x 4.01m)

Office

14'3" x 7'3" (4.34m x 2.2m)

WC

3'9" x 5'6" (1.14m x 1.68m)

Four Car Garage

33'2" x 25' (10.1m x 7.62m)

Rear Hallway

10'9" x 7'11" (3.28m x 2.41m)

Utility Room

22'9" x 8'8" (6.93m x 2.64m)

Garden Store/Utility

19' x 14'1" (5.8m x 4.3m)

WC

7'4" x 3' (2.24m x 0.91m)

Indoor Swimming Pool

43'3" x 24'7" (13.18m x 7.5m)

Sauna/Steam Room

5'3" x 8'9" (1.6m x 2.67m)

Gardeners WC

7'4" x 3' (2.24m x 0.91m)

FIRST FLOOR

MASTER BEDROOM SUITE

Bedroom

17' x 13'6" (5.18m x 4.11m)

Hallway

20'8" x 8'4" (6.3m x 2.54m)

Dressing Room

9'3" x 11'4" (2.82m x 3.45m)

Ensuite WC

13' x 7'1" (3.96m x 2.16m)

Ensuite Bathroom

13'6" x 13'5" (4.11m x 4.1m)

Bedroom 3

13'3" x 12'6" (4.04m x 3.8m)

Ensuite Bathroom

8'4" x 6'7" (2.54m x 2m)

Bedroom 4

13'4" x 12' (4.06m x 3.66m)

Ensuite Bathroom

11'2" x 6'7" (3.4m x 2m)

GUEST BEDROOM SUITE

Bedroom

11'2" x 15'11" (3.4m x 4.85m)

Hallway

6'6" x 12'1" (1.98m x 3.68m)

Ensuite Bathroom

12'8" x 8'8" (3.86m x 2.64m)

Landing

7'5" x 8'8" (2.26m x 2.64m)

STAFF FLAT

Snug

15'9" x 20'3" (4.8m x 6.17m)

Kitchen/Living Area

26'11" x 16'4" (8.2m x 4.98m)

Bathroom

7'7" x 5'8" (2.3m x 1.73m)

SECOND FLOOR

Landing

19'11" x 12'5" (6.07m x 3.78m)

Bedroom 5

17'2" x 13'7" (5.23m x 4.14m)

Ensuite Bathroom

8'7" x 5'10" (2.62m x 1.78m)

Bedroom 6

12'9" x 10' (3.89m x 3.05m)

Ensuite Bathroom

6' x 10' (1.83m x 3.05m)

LOWER GROUND FLOOR

Hallway

14'10" x 4' (4.52m x 1.22m)

WC

8'9" x 8'1" (2.67m x 2.46m)

Store Room

14'11" x 5'3" (4.55m x 1.6m)

Games Room

17'9" x 19'3" (5.4m x 5.87m)

Gym

14'7" x 12'2" (4.45m x 3.7m)

PLANT ROOM

Wine Storage

5'9" x 7'10" (1.75m x 2.4m)

Appliances

Rangemaster Toledo oven and hob. Bosch integrated warming drawer. Bosch integrated coffee machine. Bosch integrated microwave/oven. Neff dishwasher. Liebherr fridge/freezer. Two Hotpoint drawer fridges. One Liebherr drinks fridge. One Bosch washing machine. One Miele tumble dryer. One Liebherr fridge. One Samsung washing machine. One Bosch tumble dryer. One Ice maker. Insinkerator. Boiling hot tap.

OUTSIDE

Front

Double electric gates provide access to a beautiful granite paved driveway which provides extensive parking and access to the five car garage. There are stunning planted raised beds to the front and pathways leading down both sides of the property.

Rear

The sea and coastal views from the rear garden are spectacular with an uninterrupted vista across to the neighbouring Islands. The large flat area of lawn is accessed from the generous sandstone terraces. The gardens are maturely planted and bursting with a variety of colourful plants and shrubs. There is a separate 'kitchen garden' and also a secret garden. From here there is direct access on to the cliff path. In total the site measures approximately 2.5 acres.

Viewing: By Appointment.

Possession: By Arrangement.

Services: Septic tank drainage. Electric heating powered by air source heat pumps. Oil back up heating for pool, staff flat and lower ground floor. Central vacuum system. CCTV. Irrigation system. Sonos sound system in principal rooms. Fire sprinkler system.

Windows: Anderson double glazed wooden windows.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

swoffers



sales@swoffers.co.uk

01481 711766

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