



The Rectory

Route De St. Andre, St. Andrew, Guernsey, GY6 8XN

£2,750,000

Open Market



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

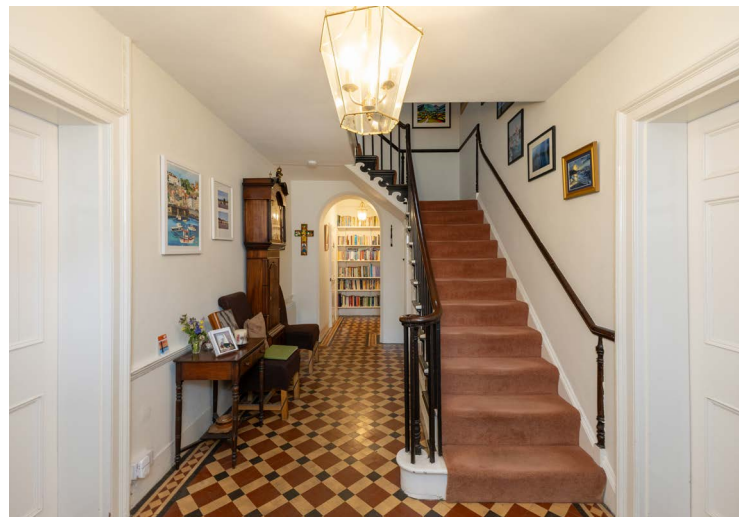


Historic detached property dating back to 1829

Generous main living room with period proportions and high ceilings

Characterful interior reflecting the home's 19th-century heritage

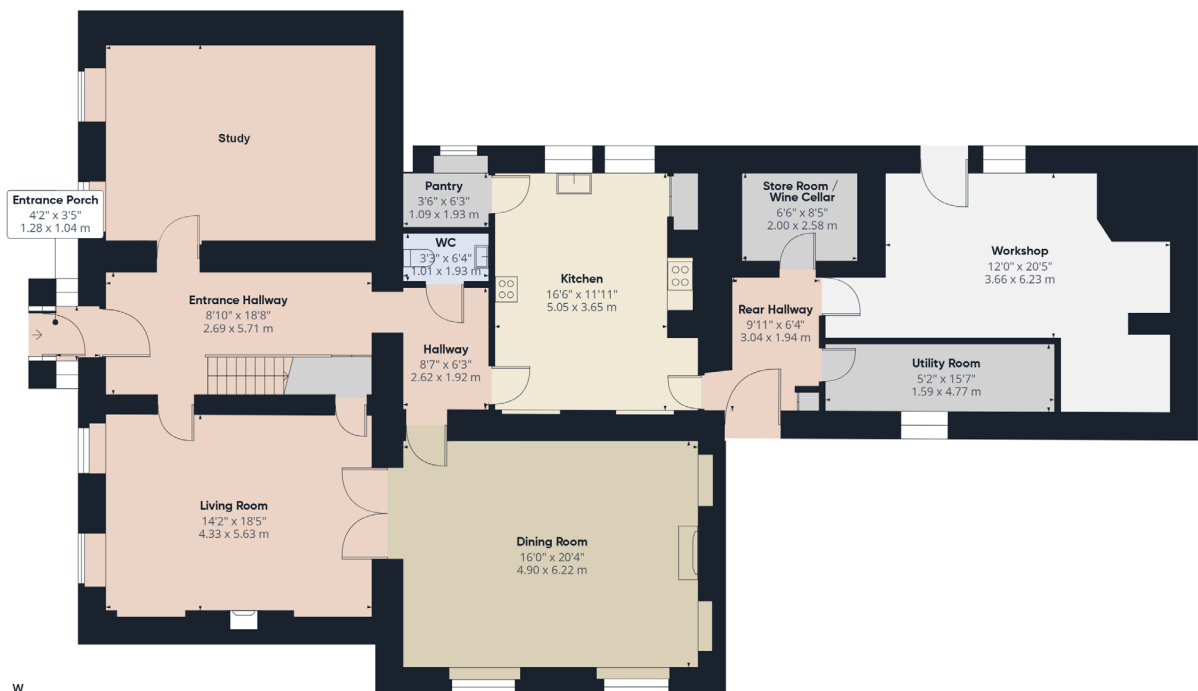
Opportunity to modernise and personalise the space to suit contemporary living









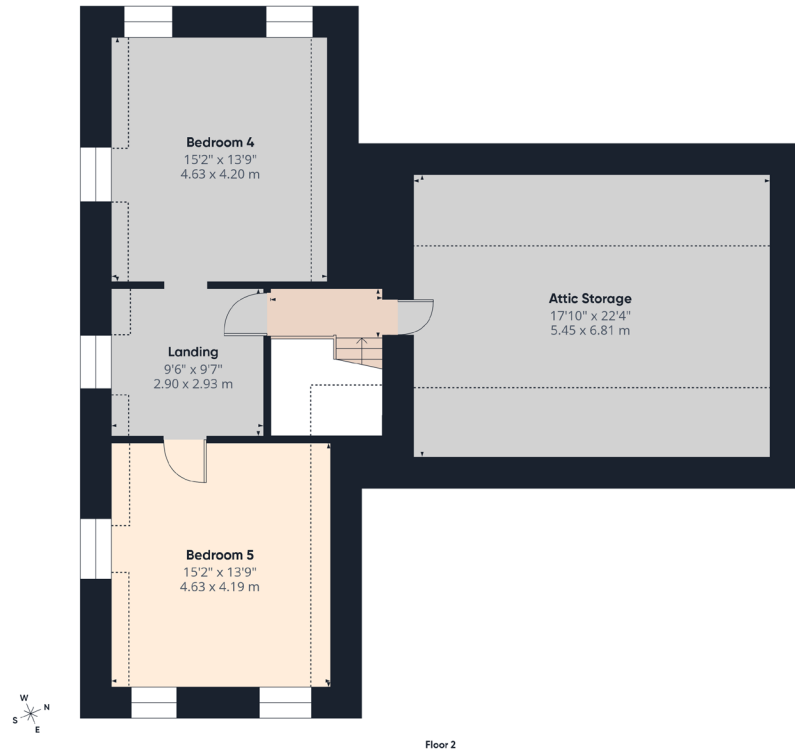


Ground Floor





Floor 1



Floor 2

About The Rectory

An elegant and substantial period home offering beautifully proportioned accommodation, rich in character and natural light. Set within private, mature surroundings, it combines timeless architectural charm with the flexibility for modern family living, presenting a rare opportunity to acquire a distinguished piece of history.

The Rectory features high ceilings and traditional detailing throughout, creating a strong sense of heritage. While well maintained, the property offers excellent scope for sympathetic modernisation, allowing a new owner to enhance and personalise the space to contemporary standards.

ACCOMMODATION COMPRISING

Entrance Porch

4'2" x 3'5" (1.27m x 1.04m)

Entrance Hall

8'10" x 18'9" (2.7m x 5.72m)

Living Room

14'2" x 18'6" (4.32m x 5.64m)

Inner Hall

8'7" x 6'4" (2.62m x 1.93m)

WC

3'4" x 6'4" (1.02m x 1.93m)

Dining Room

16'1" x 20'5" (4.9m x 6.22m)

Kitchen

16'7" x 12' (5.05m x 3.66m)

Pantry

3'7" x 6'4" (1.1m x 1.93m)

Rear Hall

10' x 6'4" (3.05m x 1.93m)

Store Room

6'7" x 8'6" (2m x 2.6m)

Garage

12' x 20'5" (3.66m x 6.22m)

Utility Room

5'3" x 15'8" (1.6m x 4.78m)

FIRST FLOOR

Landing

8'10" x 12'8" (2.7m x 3.86m)

Bedroom 3

15' x 14'10" (4.57m x 4.52m)

Shower Room

14'10" x 3'6" (4.52m x 1.07m)

Hallway

16'1" x 5'8" (4.9m x 1.73m)

Bedroom 1

16'1" x 20'3" (4.9m x 6.17m)

Bedroom 2

16'2" x 14'2" (4.93m x 4.32m)

Bathroom

8'6" x 8'2" (2.6m x 2.5m)

Office

8'11" x 5'10" (2.72m x 1.78m)

Bedroom 3

15' x 14'10" (4.57m x 4.52m)

Bedroom 6

10'9" x 11'8" (3.28m x 3.56m)

Bedroom 7

15'2" x 8'4" (4.62m x 2.54m)

SECOND FLOOR

Landing

9'6" x 9'7" (2.9m x 2.92m)

Bedroom 4

15'2" x 13'9" (4.62m x 4.2m)

Bedroom 5

15'2" x 13'9" (4.62m x 4.2m)

Attic Storage

17'11" x 22'4" (5.46m x 6.8m)

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