



La Battue

Candie Road, St. Peter Port, Guernsey, GY1 1UP

£2,650,000

Open Market



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



Newly renovated period home
 High quality of finish throughout
 Excellent St. Peter Port location
 Spacious kitchen/dining room
 3 reception rooms
 5 double bedrooms and 3 bathrooms
 Delightful south facing walled garden
 Parking and garage













About La Battue

'La Battue' is a charming period home which has just been comprehensively renovated to a very high standard by the current owner. The property is situated in a highly regarded location in central St. Peter Port, just a short walk from the town centre and Candie Gardens. Offering accommodation over four floors, the ground floor provides elegant living areas together with a bright and spacious kitchen/dining room opening on to the south facing garden. The upper two floors provide five double bedrooms - two with ensuites - and a bathroom while the lower ground floor has been well finished to offer a practical utility space with plenty of storage, including access to the garage/store room. Externally the property benefits from parking at the front for two cars in addition to the garage while at the rear there is a private, enclosed south facing garden. Rarely does a fully renovated home of this calibre become available on the Open Market in such a sought-after location, making viewing highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

16'5" x 6'1" (5m x 1.85m)

Snug

16'3" x 9'7" (4.95m x 2.92m)

Sitting Room

15'11" x 11'8" (4.85m x 3.56m)

Cloakroom

5'3" x 4'2" (1.6m x 1.27m)

WC

3'8" x 3'11" (1.12m x 1.2m)

Kitchen/Dining Room

28'7" x 10'3" (8.7m x 3.12m)

FIRST FLOOR

Rear landing

6' x 3'2" (1.83m x 0.97m)

Bedroom 3

15'3" x 10'2" (4.65m x 3.1m)

Front Landing

6' x 3'2" (1.83m x 0.97m)

Bedroom 1

20' x 11'3" (6.1m x 3.43m)

Ensuite Shower Room

8' x 5'8" (2.44m x 1.73m)

Bedroom 2

16' x 9'8" (4.88m x 2.95m)

Ensuite Shower Room

6' x 5'2" (1.83m x 1.57m)

SECOND FLOOR

Landing

6' x 2'8" (1.83m x 0.81m)

Bedroom 4

11'10" x 14'8" (3.6m x 4.47m)

Bedroom 5

10' x 14'9" (3.05m x 4.5m)

Bathroom

6' x 5'2" (1.83m x 1.57m)

LOWER GROUND FLOOR

Hallway

7'3" x 6'4" (2.2m x 1.93m)

Utility/Boot Room

6'8" x 10'2" (2.03m x 3.1m)

Store Room

13'4" x 5' (4.06m x 1.52m)

Garage/Store

15' x 11'8" (4.57m x 3.56m)

Appliances

Bosch washing machine and tumble drier, Rangemaster Nexus oven with five ring induction hob, Neff integrated dishwasher, fridge, freezer and extractor.

Front of Property

Steps lead to a small fore garden, driveway and parking for two cars which gives access to garage. The property has right of way over the lower passage way leading to the garage and lower ground floor entrance.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas fired central heating.

Construction: Part wooden single glazing and part aluminium double glazing.

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

OUTSIDE

Rear

Immediately located off of the dining area is a paved patio. From here steps lead to a well stocked walled garden which is south facing and offers high degree of privacy.



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