



Brockhurst

Grange Road, St Peter Port, GY1 1RQ

£4,950,000 Open Market



A House Of Genuine Distinction

Outstanding Georgian townhouse dating from circa 1740, one of the most historically significant private houses in Guernsey

Sympathetically restored by the National Trust of Guernsey from 2015 - a complete structural renovation preserving all the classical detail

Further extensive works since 2024: brand-new boiler and heating system, refurbished sash windows, new swimming pool, rebuilt garden walls, landscaped grounds, cedar sauna, IP network, redecorated inside and out

Five en-suite bedrooms; top floor is a self-contained apartment with bedroom, living area and separate bathroom; guest suite has its own living area - ideal for entertaining

One of only two homes on The Grange built to face east, with sea views to Sark, Herm, Jethou and Brecqhou from the upper floors Beautifully proportioned drawing room, Georgian orangery, dining room, bespoke kitchen and extensive cellar storage

South- and east-facing walled gardens with heated swimming pool, air-source heat pump, terraced surround and cedar sauna Working water well in the garage in excellent order - a practical source for garden irrigation and topping up the pool through Guernsey's long, hot summers

Double garage and gated gravel parking for several vehicles - a rarity in central St Peter Port

Short walk to Guernsey's finest restaurants, hotels, pubs and independent shops, and to Elizabeth College and Ladies' College



Outstanding Georgian townhouse dating from circa 1740



Beautifully restored and presented throughout



Principal suite with four further luxurious bedrooms



Walking distance to St Peter Port town centre and schools



Double garage and gated parking for several vehicles



Walled gardens with swimming pool and sauna

About Brockhurst

Occupying one of the most prestigious residential addresses in St Peter Port, Brockhurst is an outstanding Georgian townhouse of exceptional architectural and historical significance. Dating from circa 1740, this magnificent period home has been sympathetically restored and beautifully maintained, seamlessly combining elegant Georgian proportions with the comforts and conveniences of modern family living.

Set behind mature planting with extensive walled gardens, Brockhurst enjoys an enviable position within easy walking distance of the centre of St Peter Port and highly regarded private schools. The elevated setting affords attractive views across the town towards the neighbouring islands from the upper floors.

The accommodation extends over four beautifully proportioned floors and offers an elegant balance of formal reception rooms and comfortable family spaces.

A welcoming entrance hall with its impressive Georgian staircase provides access to the principal reception rooms. The drawing room enjoys high ceilings, large sash windows and original period detailing, while the adjoining orangery creates an exceptional entertaining space overlooking the south-facing gardens. A well-appointed kitchen is complemented by a dining room which could equally be repurposed as a family snug, utility room, cloakroom and extensive cellar storage.

The upper floors provide luxurious bedroom accommodation, including a magnificent principal suite together with four further generous en suite bedrooms, dressing rooms and family accommodation ideally suited to modern living. Throughout the property, many original architectural features have been preserved, including traditional joinery, flagstone flooring, fireplaces and brick wine bins, reflecting the remarkable quality of the restoration.

The property sits within beautifully landscaped walled gardens, offering an exceptional degree of privacy and tranquillity in the heart of St Peter Port. Predominantly laid to lawn with mature trees and shrubs, a recently installed swimming pool set within an attractive terrace is ideal for outdoor entertaining, the gardens enjoy a favourable south and east facing aspect. Secure gated parking provides ample space for numerous vehicles together with a substantial double garage, a rare and valuable feature for a property of this nature within St Peter Port.

Few private residences in Guernsey possess a history as distinguished as Brockhurst. Constructed around 1740 as the summer residence of the Brock family, the house has been associated with many of the Island's most influential figures, including Bailiff Daniel de Lisle Brock and the family of Major-General Sir Isaac Brock, the celebrated Hero of Upper Canada. Over nearly three centuries the property has remained one of Guernsey's finest Georgian homes and has benefited from an extensive conservation programme that carefully restored its original architectural integrity while discreetly incorporating modern services.

Brockhurst represents an exceptionally rare opportunity to acquire one of the Channel Islands' most distinguished private residences. Combining architectural elegance, historical significance and outstanding modern presentation, this remarkable home offers a lifestyle that is both refined and practical in one of Guernsey's most sought-after locations.

A residence of genuine distinction.



Lower Ground Floor

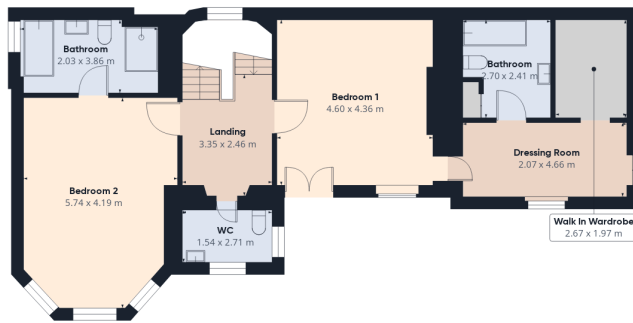
Ground Floor

Approximate total area⁽¹⁾

371.7 m²

Reduced headroom

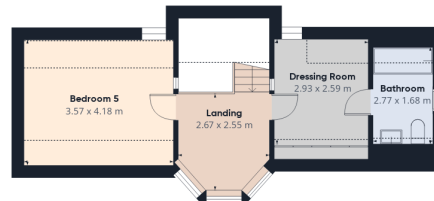
8.4 m²



First Floor



Second Floor



Third Floor



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ACCOMMODATION COMPRISING

Entrance Porch
8’11” x 4’6” (2.72m x 1.37m)

Entrance Hall
8’9” x 8’2” (2.67m x 2.5m)
Elegant curved staircase to First Floor and stone stairs lead down to a brick built wine cellar

Drawing Room
21’7” x 25’5” (6.58m x 7.75m)
There is an open fireplace (not operational).

Orangery
22’5” x 8’1” (6.83m x 2.46m)

Dining Room
14’9” x 13’5” (4.5m x 4.1m)

Kitchen
14’6” x 13’11” (4.42m x 4.24m)
Fitted with a range of bespoke wall and base units and a large central island unit with oak worktops. Range of fitted appliances.

Rear Hall
24’6” x 5’3” (7.47m x 1.6m)
External door leading to parking area, external door leading to small courtyard which gives access to The Grange and a further door leading to the garage.

Cloakroom
8’5” x 3’6” (2.57m x 1.07m)
Two piece white suite comprising of wash hand basin and WC. Flagstone flooring.

Utility Room
10’1” x 8’3” (3.07m x 2.51m)
Fitted wall and base units incorporating a stainless steel sink. Grant boiler, hot water cylinder, Bosch washing machine and tumble drier. Flagstone flooring.

FIRST FLOOR

Cloakroom
8’10” x 4’11” (2.7m x 1.5m)
Fitted with a two piece white suite comprising of wash hand basin and WC.

Master Bedroom Suite
Comprising...

Bedroom
15” x 14’2” (4.57m’ x 4.32m)

Dressing Room
15’2” x 6’9” (4.62m x 2.06m)
Built in shoe cupboard.

Ensuite Bathroom
8’9” x 7’9” (2.67m x 2.36m)
Three piece suite comprising of bath with shower over, WC and wash hand basin.

Walk-In Wardrobe
8’9” x 6’6” (2.67m x 1.98m)
Fitted with a range of open shelving and hanging rails.

Bedroom 2
18’10” x 13’9” (5.74m x 4.2m)

Ensuite Bathroom
12’6” x 6’6” (3.8m x 1.98m)
Four piece suite comprising of freestanding roll top bath, large shower cubicle, WC and wash hand basin.

SECOND FLOOR

Bedroom 4
18’10” x 13’9” (5.74m x 4.2m)
Split level room with raised platform area nearest the windows with built in bed head bed.

Ensuite Bathroom
13’3” x 5’2” (4.04m x 1.57m)
Four piece suite comprising of bath with handheld shower over, large shower cubicle, WC and wash hand basin.

Bedroom 3
15’7” x 14’2” (4.75m x 4.32m)

Dressing Room
9’8” x 9’5” (2.95m x 2.87m)

Ensuite Bathroom
8’10” x 6’7” (2.7m x 2m)
Three piece suite comprising of bath with shower over, pedestal wash hand basin and WC.

Walk-In Wardrobe
16’6” x 6’ (5.03m x 1.83m)
Two hot water cylinders and open shelving for storage.

THIRD FLOOR
Landing/study area with Captains window

Landing/Study Area
8’9” x 8’4” (2.67m x 2.54m)
With captains window. This floor would make a good suite.

Bedroom 5
13’6” x 11’7” (4.11m x 3.53m)

Dressing Room
9’7” x 8’6” (2.92m x 2.6m)

Ensuite Bathroom
9’1” x 5’6” (2.77m x 1.68m)

Appliances
Rangemaster electric oven, Bosch dishwasher, Bosch fridge/freezer. Bosch washing machine and tumble dryer.

OUTSIDE
The property is accessed from The Grange on to a gravelled driveway providing parking for several cars.

Garage
18’2” x 17’6” (5.54m x 5.33m)
Electric up and over door to front. Door to rear hall.

Rear
The gardens are mostly enclosed and enjoy a high degree of privacy. Mature trees, hedging and shrubs edge the attractive granite walls enclosing the garden. There is a very private, raised deck at the rear of the garden.

Viewing: By appointment
Possession: By arrangement
Services: Mains electricity, water and drainage. Oil fired central heating.
Price includes: Carpets, curtains and light fittings. Kitchen appliances as listed.



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+ 44 (0) 1481 711766

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