

Courtil Brock

Doyle Road, St. Peter Port, Guernsey, Channel Islands, GY1 1RF

£4,900,000 | Open Market







Exceptional historic Georgian residence

Situated in central St. Peter Port

Grand reception spaces

Maturely landscaped walled gardens

Plenty of parking and garaging

Five double bedroom suites













Accommodation Comprising

This exceptional listed Georgian residence, built in 1810 by Henry Brock, occupies a prime position in the heart of St. Peter Port within easy walking distance of shops, restaurants, marinas and amenities. Extending to nearly 6,000 sq ft, the house offers extensive and beautifully proportioned accommodation, with rooms defined by the grand scale typical of the Georgian era.

Period features are a particular highlight, including impressive 12 foot full-height windows that flood the interiors with natural light and the rare survival of the original boxed room annunciator which is located in the kitchen, which add a distinctive sense of history and character. The accommodation includes five wonderful reception rooms including drawing room, dining room, library, cinema and snug. The property provides five generous bedroom suites, including a particularly grand principal bedroom.

Outside, the mature garden offers a highly private retreat. At its centre stands a magnificent oak tree, planted by Henry Brock over two centuries ago, alongside a charming koi pond. A rare opportunity to acquire a landmark home of architectural and historical significance in one of Guernsey's most sought-after locations.

LOWER GROUND FLOOR

Hallway

7'5" x 16'2" (2.26m x 4.93m)

Store Room

16'6" x 20'3" (5.03m x 6.17m)

Plant Room

18'4" x 14'9" (5.6m x 4.5m)

GROUND FLOOR

Drawing Room

25'10" x 15'11" (7.87m x 4.85m)

Dining Room

16'11" x 20'8" (5.16m x 6.3m)

Snug

20'4" x 13'3" (6.2m x 4.04m)

Entrance Hall

5'9" x 6'1" (1.75m x 1.85m)

Hallway

8' x 16'4" (2.44m x 4.98m)

Office

18'6" x 12'8" (5.64m x 3.86m)

WC

8'5" x 4'1" (2.57m x 1.24m)

Cinema

16'11" x 20'8" (5.16m x 6.3m)

Second Staircase

Hallway

5'10" x 3'7" (1.78m x 1.1m)

Kitchen

5'10" x 3'7" (1.78m x 1.1m)

Rear Hallway

45'5" x 4'2" (13.84m x 1.27m)

Study

7'10" x 4'10" (2.4m x 1.47m)

Shower Room

3'4" x 8'7" (1.02m x 2.62m)

FIRST FLOOR

Bedroom 1

31'1" x 15'10" (9.47m x 4.83m)

Ensuite Bathroom

14'8" x 10'7" (4.47m x 3.23m)

Dressing Room

18'5" x 8'8" (5.61m x 2.64m)

Landing

31'3" x 5'3" (9.53m x 1.6m)

Bedroom 2

14'11" x 13'11" (4.55m x 4.24m)

Ensuite Bathroom

7' x 7'7" (2.13m x 2.3m)

Bedroom 3

12'8" x 15'9" (3.86m x 4.8m)

Ensuite Bathroom

8'4" x 4'6" (2.54m x 1.37m)

Bedroom 4

14'11" x 13'7" (4.55m x 4.14m)

Ensuite Bathroom

4'4" x 8'8" (1.32m x 2.64m)

WC

5'5" x 3'5" (1.65m x 1.04m)

Landing

26'7" x 6'6" (8.1m x 1.98m)

Laundry Room

6'11" x 4'6" (2.1m x 1.37m)

Bedroom 5

12'10" x 12'3" (3.9m x 3.73m)

Ensuite Bathroom

5'8" x 8'7" (1.73m x 2.62m)

OUTSIDE

Double Garage

27' x 20' (8.23m x 6.1m)

Stairs lead up to an attic room over the garage.

Rear

The property is approached via a tarmac driveway providing parking for numerous vehicles and giving access to garaging to the rear.

Side

To the western side of the garden there is a charming raised garden accessed via steps leading over the koi pond. In addition, to this side is a vine house and flagstone courtyard.

Front

The south facing garden features a large paved terrace which leads to a large area of lawn. The garden is beautifully planted with mature trees and shrubs, including an oak tree which was planted by Courtil Brock's original owner over 200 years ago. A long koi pond adds character by dissecting the two distinct levels of the garden. In total the plot extends approximately 1 acre.

Viewing: By Appointment

Possession: By Arrangement

Services: All mains. Full oil fired central heating.

Construction: Single glazed wooden windows.

Price includes: Carpets, curtains and light fittings.

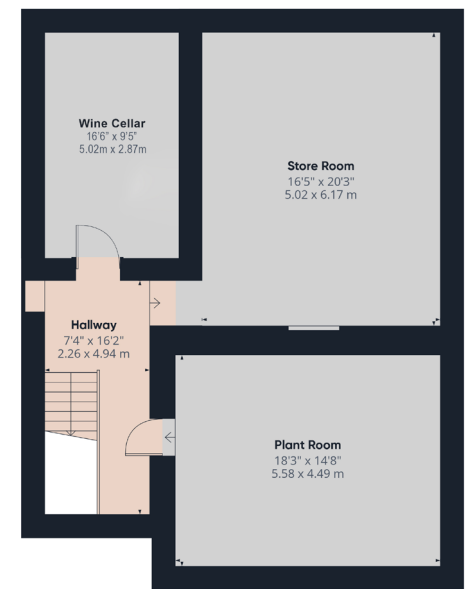
Appliances: as listed.



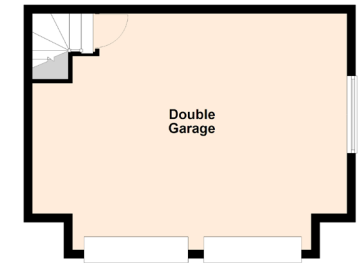
Floor 1



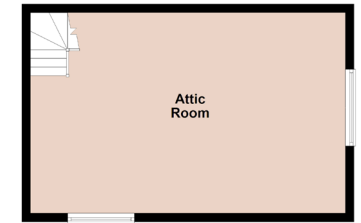
Floor 2



Lower Ground Floor



Garage Ground Floor



Garage First Floor



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