



The Old Farm

Les Varendes, St. Andrew, Guernsey, GY6 8TE

£1,295,000

Local Market | Sole Agent

swoffers



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



Beautiful Guernsey farmhouse
Plenty of reception space
Four bedrooms in total
Contained main suite/ annexe
Beautiful garden
Swimming pool
Ample parking and outbuildings
Good central location





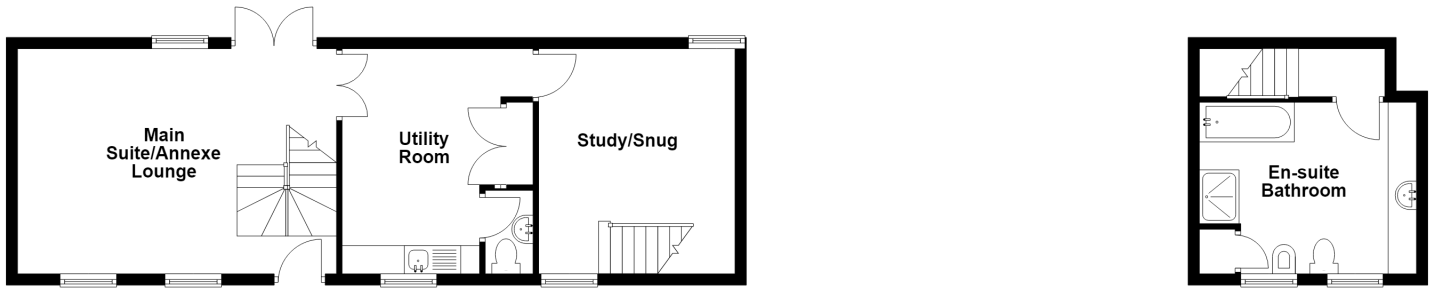




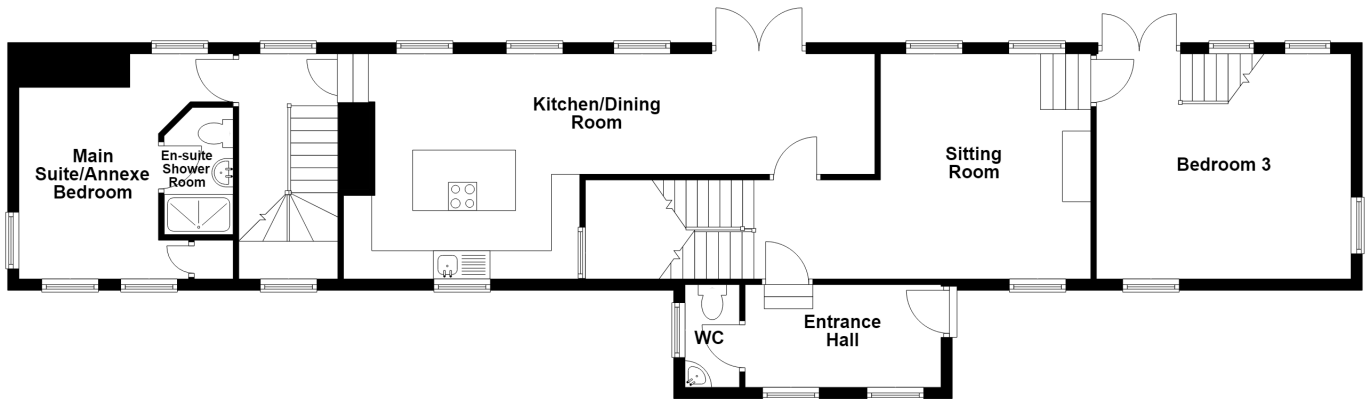




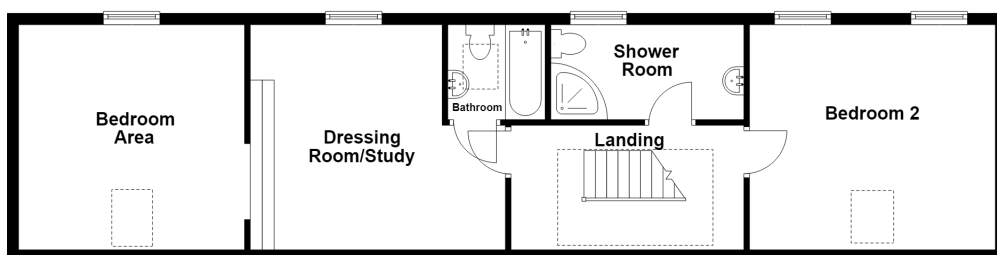
Lower Ground Floor



Ground Floor



First Floor



About The Old Farm

The Old Farm is a beautifully maintained traditional farmhouse situated in the sought-after parish of St. Andrew, on Les Varendes. Full of charm and character, this substantial home offers an abundance of versatile living space, making it ideal for family life. The accommodation comprises a welcoming sitting room, a bright and spacious kitchen/dining room, and a separate snug/study. There are four generous bedrooms in total. Three are located within the main house, including two bedrooms on the first floor, while a large ground-floor bedroom benefits from its own staircase leading down to a private en suite. A particularly unique feature of the property is the striking architect-designed two-storey suite, positioned to the side of the house. This impressive addition comprises a spacious bedroom with a contemporary en suite on the upper level, with stairs leading down to a self-contained lounge and library, offering excellent flexibility for guests, multi-generational living or those working from home. Externally, the property enjoys a beautifully landscaped garden with a generous patio, lawn, mature trees and shrubs, together with a swimming pool, creating an ideal space for outdoor entertaining and relaxation. To the front and side of the property is a large driveway providing parking for numerous vehicles, along with a range of useful outbuildings. Combining period charm with thoughtfully designed modern additions, The Old Farm is a rare opportunity to acquire a distinctive family home in a good central island location.

ACCOMMODATION COMPRISING

Entrance Hall

15'9" x 7'3" (4.8m x 2.2m)

Step up to...

Cloakroom

7'3" x 2'10" (2.2m x 0.86m)

Stairs leading up to...

Sitting Room

24'5" (7.45) max & 8' (2.45) min x 16'3" (4.95) max

Dual aspect. Wood burning stove.

Kitchen / Dining Room

31'4" (9.55) x 10'1" (3.07) & 16'1" (4.91)

Fitted with a range of wall and base units and central island with granite effect work surfaces over. Understairs storage cupboard. Double doors giving access onto the garden. A nice bright dual aspect room.

Study Area

15'11" x 10'8" (4.85m x 3.25m)

Boiler / Utility Room

15'9" x 13' (4.8m x 3.96m)

Base units with granite work surface over incorporating a Belfast sink. Cupboard housing the immersion heater. Oil fired boiler and WC. Double doors giving access to a Wing.

Bedroom 3

15'10" x 15'3" (4.83m x 4.65m)

Bespoke built-in wardrobes. Double doors giving access onto the garden. Stairs (currently fitted with a stair lift) down to...

Ensuite Bathroom

11'4" x 10'10" (3.45m x 3.3m)

Fitted with a five piece suite of bath, shower, wash hand basin with storage below, bidet and W.C. Cupboard housing the immersion heater.

FIRST FLOOR

Landing

15'6" x 7'6" (4.72m x 2.29m)

Bedroom Suite

Comprising...

Dressing Room / Study

14'1" x 13'1" (4.3m x 4m)

Steps leading up to...

Bedroom Area

20'1" x 12'8" max (6.12m x 3.86m max)

Fitted with built-in cupboards.

Bathroom

Fitted with 3 piece suite of bath, W.C and wash hand basin.

Bedroom 2

19'4" x 14' (5.9m x 4.27m)

Bespoke built-in wardrobes. Eaves storage.

Shower Room

11'3" x 5'7" (3.43m x 1.7m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

ANNEXE/MAIN SUITE

Lounge

24'6" x 15'9" (7.47m x 4.8m)

A tall ladder giving access to the bespoke library. Spiral staircase to...

FIRST FLOOR

Landing

5'7" x 5'1" (1.7m x 1.55m)

Door to main kitchen and a door to...

Bedroom

16'10" x 15'5" (5.13m x 4.7m)

Bespoke built-in wardrobes.

Ensuite Shower Room

7'11" x 5'1" (2.41m x 1.55m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

OUTSIDE

Front

A private driveway with parking for numerous cars. There is a block built workshop with a fibreglass roof and a large wooden gate gives access to a further parking area again providing ample parking.

Rear

A patio area leads up to a garden with lawn, trees and mature shrubs, the garden is enclosed by hedging. There is a swimming pool. At the top of the garden is a summerhouse.

Appliances

Montpellier fridge with freezer compartment, integrated Neff dishwasher, integrated Neff oven, integrated Neff grill, integrated Neff microwave, Neff warming drawer, Neff gas and electric hob (with Wok hob), freestanding Hotpoint washing machine.

TRP: 579

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Oil fired central heating. Electric underfloor heating in kitchen.

Construction: Granite. uPVC double glazed windows. uPVC fascias and soffits.

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

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