

**SOLE  
AGENT**



## Richmond House

Mount Durand, St Peter Port, GY1 1DY

**£2,500,000**

Open Market | Sole Agent



**swoffers**



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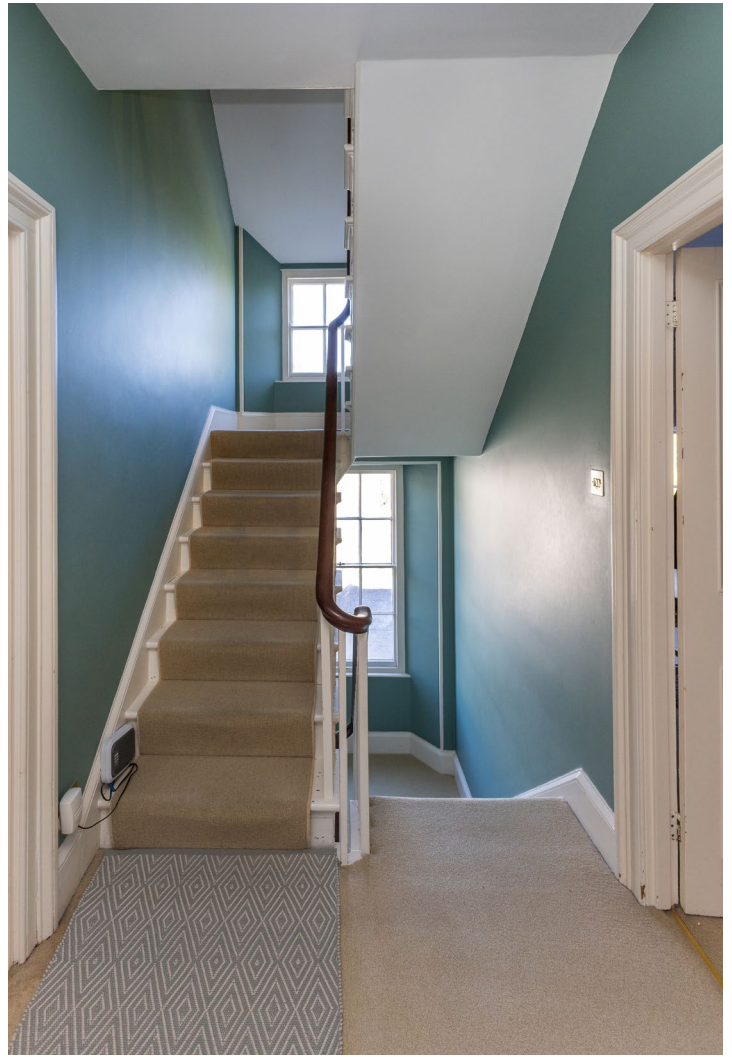
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Attractive period family home  
Peaceful St. Peter Port location  
Well-proportioned accommodation  
Walking distance to schools, shops and amenities  
Characterful features blended with modern living  
Four bedrooms and three bath/shower rooms  
Ample parking  
Generous walled garden





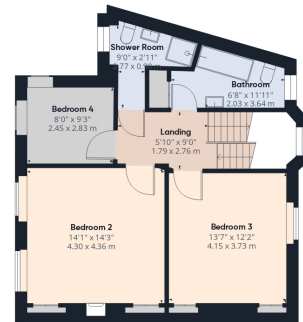




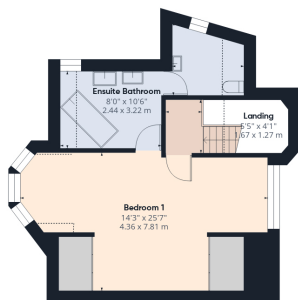




Ground Floor



Floor 1



Floor 2



## About Richmond House

'Richmond House' is a beautiful period, listed home positioned in an enviable St. Peter Port location. The property blends period charm and traditional features with modern designed living spaces to create a wonderful family home. The accommodation offers excellent reception space with a charming sitting room and snug leading on to a modern kitchen/dining/living room which in turn provides access to the large walled garden. There are four bedrooms located over the first and second floors, the main bedroom with generous ensuite and two further family bath/shower rooms. Externally the house benefits from ample parking for three vehicles and a large walled garden to the rear. 'Richmond House' is located in a quiet road but within easy walking distance of Town shops, amenities and the very well regarded private Colleges.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

4'7" x 38'11" (1.4m x 11.86m)

##### Inner Hallway

18'9" x 6' (5.72m x 1.83m)

##### Sitting Room

14'1" x 22'4" max (4.3m x 6.8m max)

##### Snug

13'4" x 12'2" (4.06m x 3.7m)

##### WC

3'7" x 4'8" (1.1m x 1.42m)

##### Dining Area

19' x 12'6" (5.8m x 3.8m)

##### Kitchen/Living Area

12'6" x 23'2" (3.8m x 7.06m)

##### Utility Room

7'11" x 6'1" (2.41m x 1.85m)

#### FIRST FLOOR

##### Landing

5'10" x 9'1" (1.78m x 2.77m)

##### Bedroom 3

13'7" x 12'3" (4.14m x 3.73m)

##### Bedroom 2

14'1" x 14'4" (4.3m x 4.37m)

##### Bedroom 4

8' x 9'3" (2.44m x 2.82m)

##### Family Bathroom

6'8" x 11'11" (2.03m x 3.63m)

##### Shower Room

9'1" x 2'11" (2.77m x 0.9m)

#### SECOND FLOOR

##### Landing

4'2" x 5'6" (1.27m x 1.68m)

##### Bedroom 1

14'4" x 25'7" (4.37m x 7.8m)

##### Ensuite Bathroom

8' (2.44) x 10'7" (3.22) & 7'5" (2.26) x 7'8" (2.34)

##### Appliances

Neff appliances including; microwave, oven, five ring hob, warming drawer, extractor, freezer and integrated dishwasher. Integrated fridge/freezer, Hotpoint washing machine and Hotpoint tumble drier.

#### OUTSIDE

##### Front

To the front there is ample parking for up to three cars.

##### Rear

To the rear is a large walled garden. Immediately to the rear is a paved patio which leads to the first lawned section which is planted with mature trees and shrubs. Steps lead to a further area of lawned garden which features a storage shed and domestic greenhouse.

#### LISTED

**Viewing:** By appointment

**Possession:** By arrangement

**Services:** All mains. Oil fired central heating.

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

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