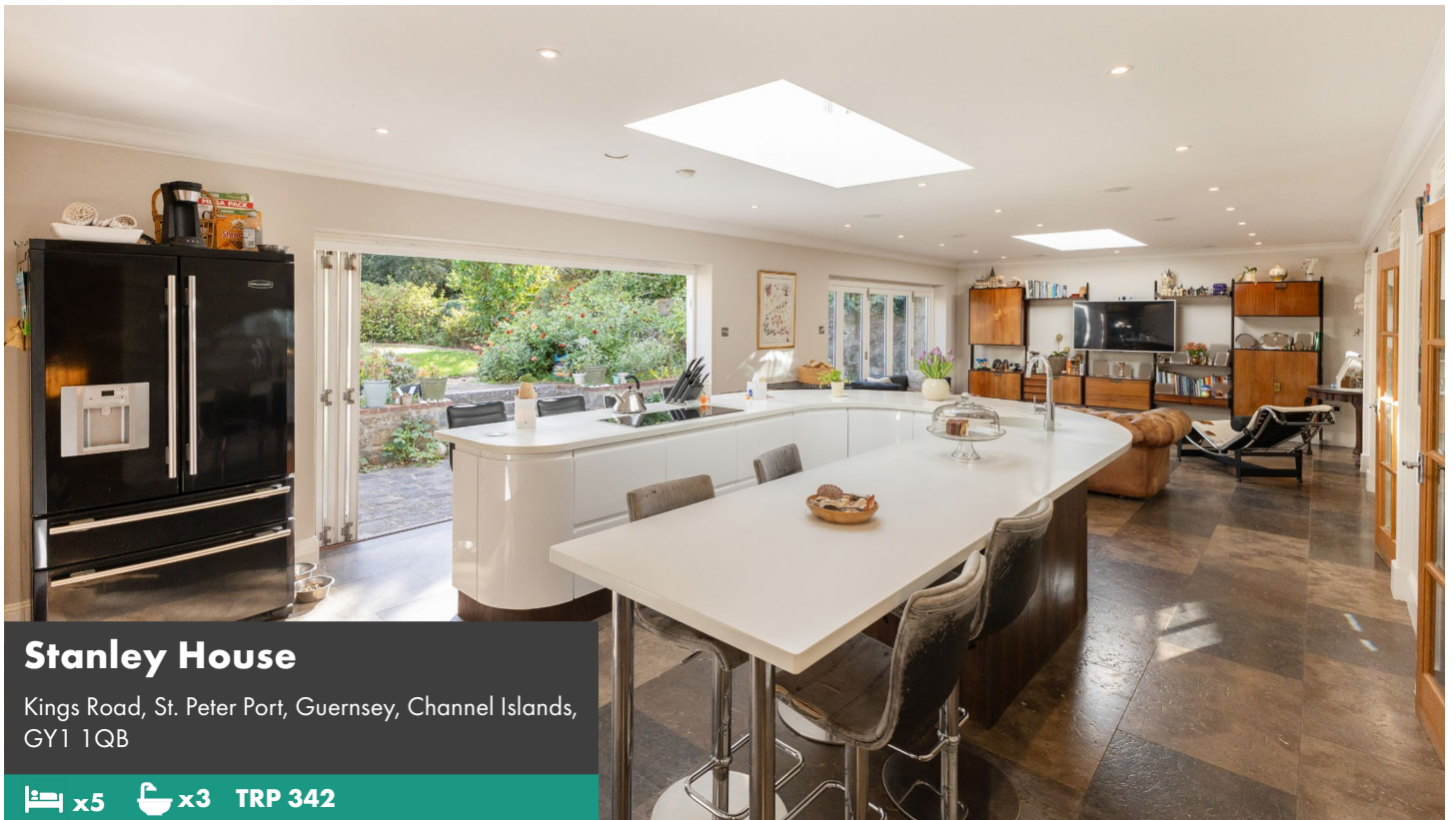




Stanley House

Kings Road, St. Peter Port, Guernsey, Channel Islands,
GY1 1QB

 x5  x3 TRP 342

- Attractive Georgian townhouse
- Five double bedrooms
- Plenty of parking
- Central location
- Large, enclosed rear garden
- Impressive kitchen/diner extension

£1,650,000

LOCAL MARKET

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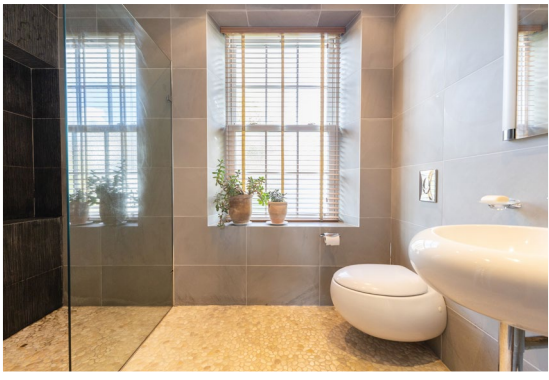
sales@swoffers.co.uk | 01481 711766

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



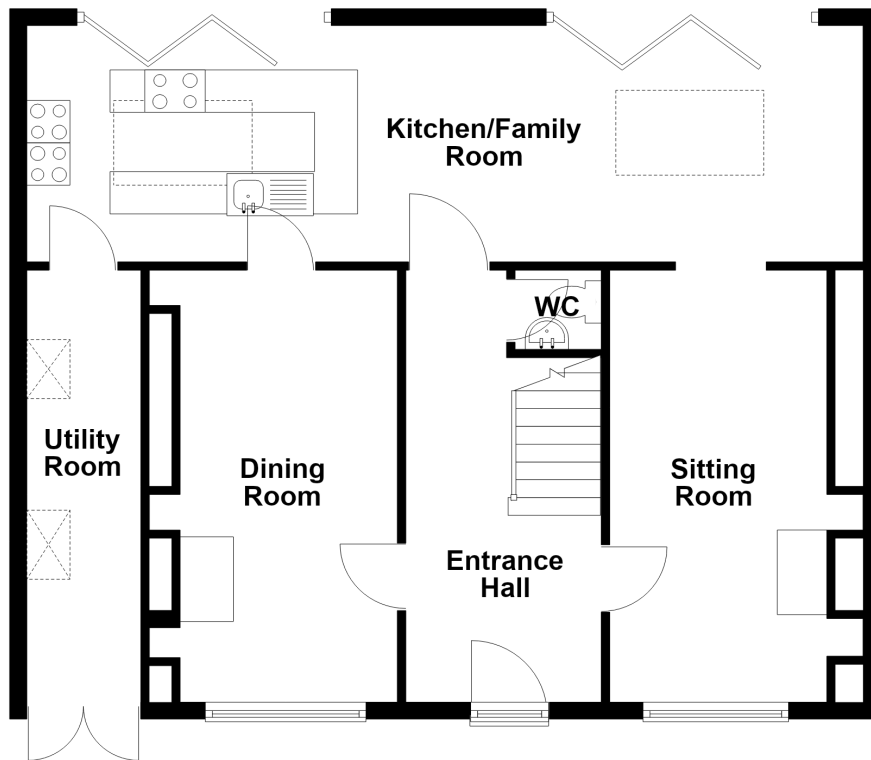




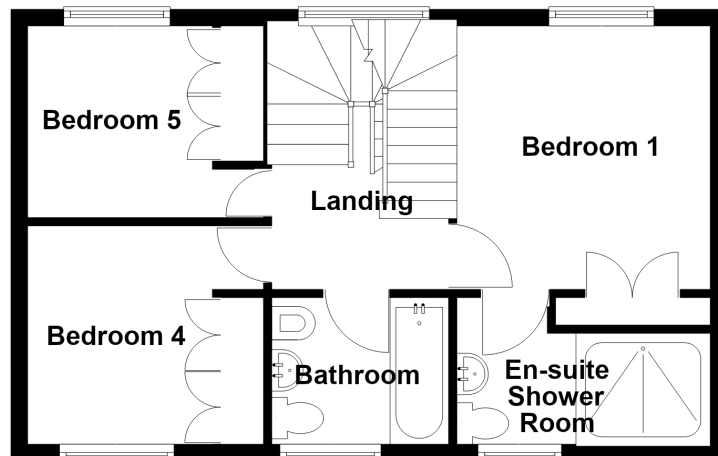




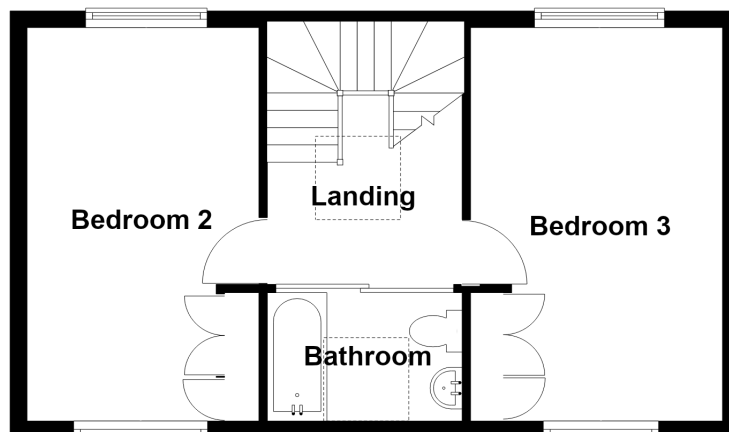
Ground Floor



First Floor



Second Floor



About Stanley House

Stanley House is an attractive Georgian townhouse situated in a central location within walking distance to St. Peter Port town centre, local schools and amenities. Thoroughly renovated and extended by the current owners the house offers spacious accommodation throughout including five double bedrooms, making it the perfect home for a growing family. The accommodation comprises of two reception rooms to the front which have retained period detailing and feature fireplaces, a utility room, a large kitchen/dining room extension to the rear that is flooded with light and leads onto the level garden via two sets of bi-folding doors. Upstairs there are five bedrooms and three bathrooms (one of which is en-suite) giving an ideal balance of both living and bedroom accommodation. Outside the garden is larger than your usual town garden and is bound by granite walls creating a sheltered and private outdoor space. To the front there is parking for ample vehicles. A true character property that has been sensitively upgraded to suit modern living. Internal viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

22' x 5'11" (6.7m x 1.8m)

Tiled flooring and period features including an arch with cornice detailing. Stairs to first floor.

Lounge

22'8" x 12'6" (6.9m x 3.8m)

Wooden flooring and attractive period features including two recessed alcoves. High ceilings and cornices. Window to the front and a feature fireplace. One hidden storage cupboard.

Dining Room

21'4" x 12'6" (6.5m x 3.8m)

Attractive period features and fitted fireplace. Window to the front and parquet style flooring.

Kitchen / Dining Room

38'9" x 16'9" (11.8m x 5.1m)

Fitted kitchen with a curved central island perfect for hosting and entertaining. Fitted with a range of wall and base units. Central island providing a breakfast bar area with stone worksurfaces above, a sink and induction hob. Large open plan room to the rear with bi-fold doors providing access to the garden. Two roof lanterns, tiled flooring and underfloor heating.

Utility Room / Store Room

23'7" x 5'11" (7.2m x 1.8m)

Fitted with a range of wall and base units. Housing the vaillant gas boiler and hot water tank.

Separate WC

2'11" x 2' (0.9m x 0.6m)

Fitted with a wash hand basin and W.C.

FIRST FLOOR

Landing

14'9" x 6'3" (4.5m x 1.9m)

Stairs to second floor.

Bedroom 1

13'1" x 12'2" (4m x 3.7m)

Window to rear providing aspect to the garden. Run of fitted wardrobes.

Ensuite Shower Room

8'6" x 7'10" (2.6m x 2.4m)

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

Bedroom 4

11'10" x 11'2" (3.6m x 3.4m)

Run of fitted wardrobes. Window to front.

Bedroom 5

11'10" x 9'10" (3.6m x 3m)

Window to rear providing aspect to garden. Run of fitted wardrobes.

Bathroom

8'2" x 7'7" (2.5m x 2.3m)

Fitted with a four piece suite of bath with shower over, wash hand basin, bidet and W.C.

SECOND FLOOR

Landing

11'2" x 5'11" (3.4m x 1.8m)

Bedroom 2

16'9" x 12'2" (5.1m x 3.7m)

Dual aspect room with windows providing aspect to the front and rear. Run of fitted cupboards.

Bedroom 3

16'9" x 12'2" (5.1m x 3.7m)

Run of fitted wardrobes. Dual aspect room with windows providing aspect to the front and rear.

Bathroom

7'3" x 6'3" (2.2m x 1.9m)

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

OUTSIDE

Front

Approached by a driveway paved with granite setts in a circular pattern with mature shrubs and hedges around the front.

Rear

Paved area leading out from the garden, perfect for alfresco dining. Area laid to lawn with flower borders bounded by granite walls. Private and enclosed garden. Rear of the property providing a secondary lawned area providing access to a large workshop and some raised beds. Lapsed permission was granted for a substantial L-shaped leisure complex to be built at the rear of the garden, housing an indoor swimming pool, changing area, steam room, sauna, and gym.

Workshop

23'4" x 13'9" (7.1m x 4.2m)

Appliances

Bosch induction hob, two Bosch ovens, Bosch microwave, Bosch combi oven, Liebherr wine fridge, two sets of Bosch warming drawers.

TRP: 342

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Mix of gas and electric central heating. Underfloor heating throughout ground floor.

Construction: Mixture of Granite and Cavity construction. uPVC double glazed windows with hardwood bifold doors to rear. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings (any pendant or wall mounted lights will be removed and replaced prior to completion) and appliances as listed.

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