



ASHCROFT

Route De La Croix Au Bailiff, St. Andrew, Guernsey, GY6 8RY

£2,750,000

Open Market | Sole Agent



swoffers



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



Refurbished period home in a sought-after St Andrew's location.

Five bedrooms, four bathrooms and versatile living space.

Open-plan kitchen/family room with Aga and garden access.

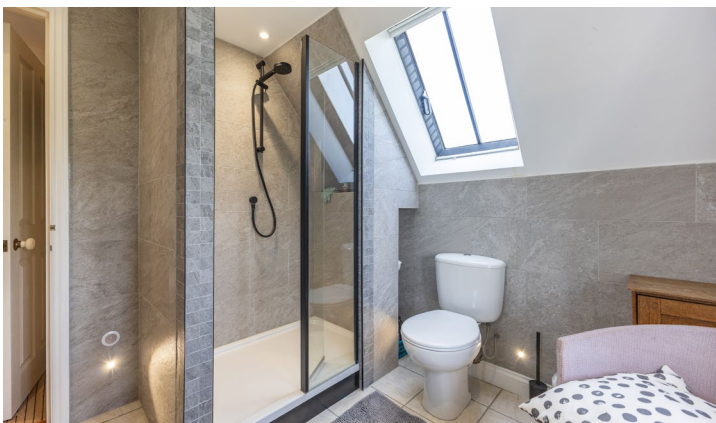
Character features with stylish modern finishes.

Integral garage, landscaped garden



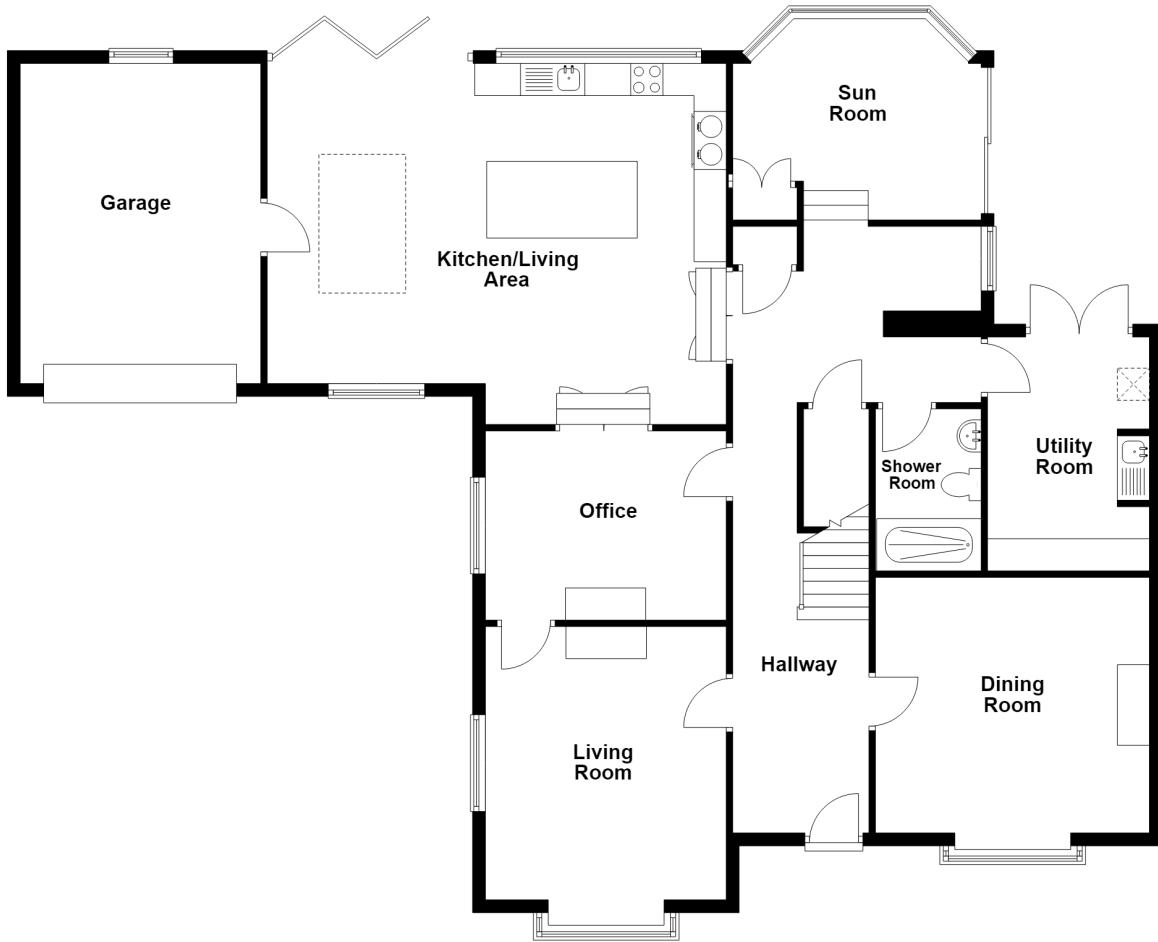




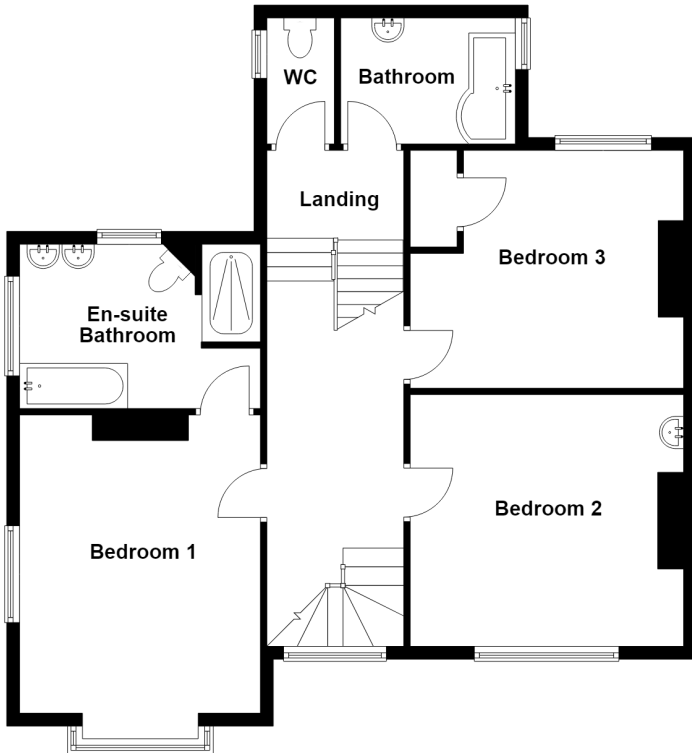




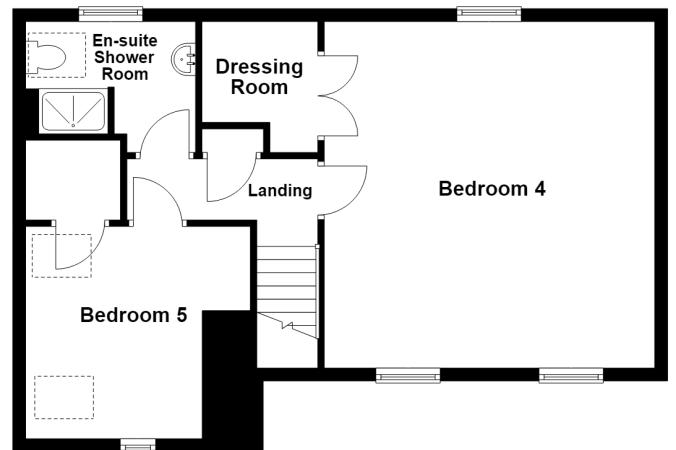
Ground Floor



First Floor



Second Floor



About Ashcroft

A beautifully presented period home in a highly convenient St Andrew's location, within easy reach of St Peter Port and a short drive from the west coast beaches.

Thoughtfully refurbished by the current owners, Ashcroft blends original character with modern finishes, creating a home that is ready to move straight into. Arranged over three floors, the accommodation is both generous and versatile.

The spacious kitchen, dining and family room forms the heart of the home, featuring an electric Aga, motorised home cinema screen and direct access to the garden. A separate sitting room and dining room, both with wood-burning stoves, provide excellent reception space, while a sun room, study, utility room and shower room complete the ground floor.

Upstairs are five well-proportioned bedrooms, including a principal suite with a contemporary Villeroy & Boch en-suite, together with two further bathrooms. The second floor also enjoys distant coastal views.

Outside, the property offers a large integral garage, attractive gardens, a pond and a vegetable garden.

Ashcroft is a characterful family home offering space, flexibility and modern comfort in a sought-after central location.

ACCOMMODATION COMPRISING

GROUND FLOOR

Hallway

10'11" x 34'6" (3.33m x 10.52m)

Living Room

14' x 16'9" (4.27m x 5.1m)

Dining Room

13' x 14' (3.96m x 4.27m)

Office

14'1" x 10' (4.3m x 3.05m)

Utility Room

7'6" x 11'11" (2.29m x 3.63m)

Underfloor heating, AEG Washing machine & Tumble dryer. Self draining floor.

Shower Room

4'6" x 8'3" (1.37m x 2.51m)

Underfloor heating and automatic lighting

Sunroom

12'11" x 11'10" (3.94m x 3.6m)

Underfloor heating and direct access to the garden

Kitchen / Living Area

26'3" x 20'11" (8m x 6.38m)

Underfloor heating, Electric Aga, Miele Dishwasher, Bosch Oven and Microwave, Caple Induction Hob, Caple wine fridge and Bosch fridge freezer. Surround sound speaker system and hidden motorised home cinema, along with colourful LED lighting.

Garage

13' x 19'7" (3.96m x 5.97m)

FIRST FLOOR

Landing

7'1" x 18'5" (2.16m x 5.61m)

Bedroom 1

13'11" x 17'9" (4.24m x 5.4m)

Rural views from this room.

Ensuite Bathroom

14' x 9'10" (4.27m x 3m)

Underfloor heating and automatic lighting

Bedroom 2

14'1" x 14' (4.3m x 4.27m)

Bedroom 3

14'2" x 11'11" (4.32m x 3.63m)

Coastal views towards Alderney.

WC

2'11" x 6'11" (0.9m x 2.1m)

Bathroom

6'11" x 6'8" (2.1m x 2.03m)

Automatic lighting

SECOND FLOOR

Landing

8'11" x 3' (2.72m x 0.91m)

Bedroom 4

16'8" x 18'6" (5.08m x 5.64m)

Bedroom 5

10'2" x 13'2" (3.1m x 4.01m)

Bathroom

9'2" x 7'11" (2.8m x 2.41m)

Heated shower wall and automatic lighting

Front

The front of Ashcroft presents an elegant and imposing appearance, with a traditional granite and rendered façade, symmetrical sash-style windows, and a central entrance that enhances its period character. Set slightly above the road, the property is complemented by mature landscaping, a spacious driveway, and ample parking, creating a welcoming first impression that reflects the home's quality and timeless appeal.

Rear

The rear of Ashcroft is designed for both relaxation and entertaining, featuring a beautifully landscaped garden with generous lawned areas, mature planting, and a spacious terrace ideal for outdoor dining, accompanied with multiple mains electricity points and garden LED Lighting. The house opens onto the garden through large windows and doors, creating a seamless connection between the indoor and outdoor living spaces while offering a private setting with surrounding field views.

Viewing: By appointment.

Possession: By arrangement.

Services: Mains water, electricity and drainage. Full oil-fired central heating.

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

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