



Saffron House

La Route De Sausmarez, St Martin's, Guernsey, GY4 6SG

£1,950,000

Open Market



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



Smart Victorian property

Light, bright sitting room with log burner

Dining room with open fireplace

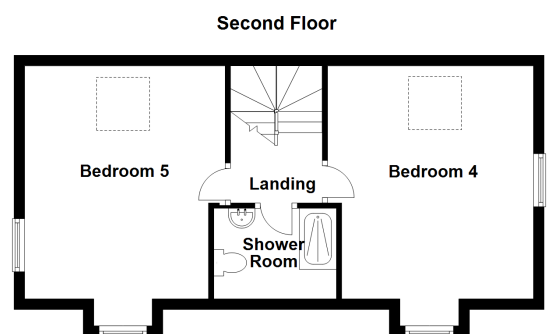
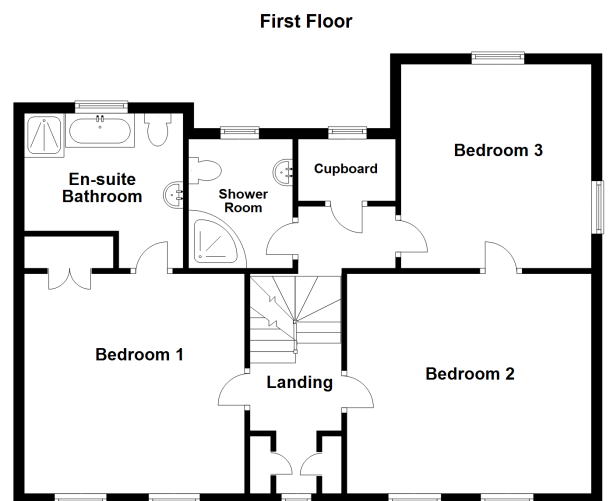
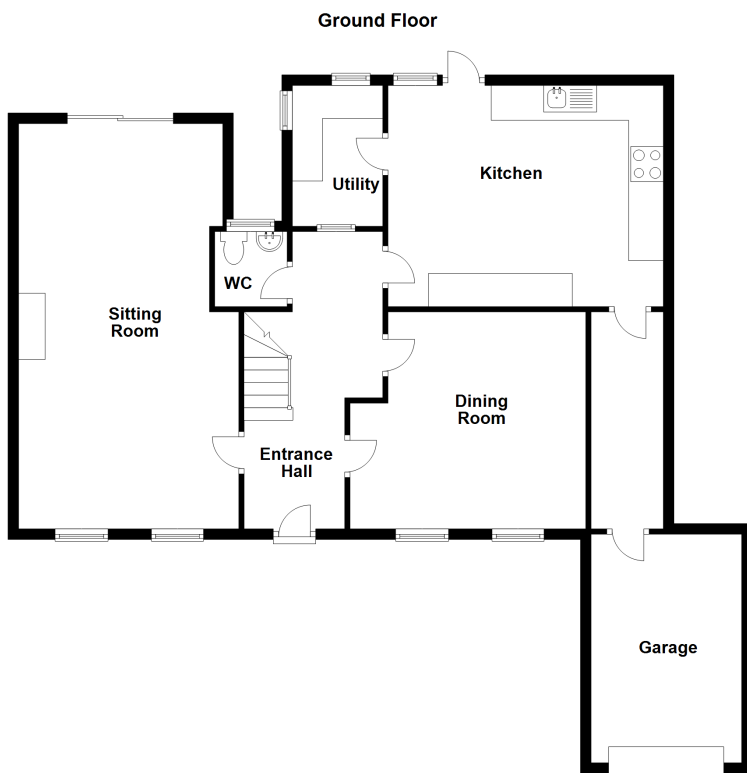
Five bedrooms, one ensuite

Sunny patio, pagoda, summer house & small vine house

Large walled lawned gardens

Parking for three to four cars & single garage





About Saffron House

Saffron House is a Victorian property in a great location, with easy access to St Martin's village and only a short drive from the centre of St Peter Port. Offering a light and bright sitting room with log burner and patio doors out to the rear garden, a dining room with open fireplace and a large kitchen with doors out to the patio area. There are five bedrooms, one ensuite, and two further shower rooms.

Externally, Saffron House provides a single garage, parking for three to four cars at the front with an in-and-out driveway. To the rear of the property there is sunny patio area, pergola, summer house and a small vine house. The gardens are mostly laid to lawn and are bounded by high granite walls, with a 'secret' garden, accessed through an archway in the wall, containing fruit trees and vegetable patch with a stream marking the rear boundary.

ACCOMMODATION COMPRISING

Entrance Hall

15'8" x 6'11" (4.78m x 2.1m)
Opening to...

Downstairs Lobby

6' x 4'8" (1.83m x 1.42m)
Doors to kitchen and cloakroom.

Cloakroom

5'10" x 4'4" (1.78m x 1.32m)
Fitted with a two piece white suite comprising toilet and wash hand basin. Window to rear.

Stairs To First Floor

Doors to...

Sitting Room

26'1" x 11'11" (7.95m x 3.63m)
Patio doors to rear garden. Window to front. Log burner.

Dining Room

15'3" x 13'1" (4.65m x 4m)
Working fireplace. Windows to front.

Opening

2'11" (0.9m)
Through to...

Kitchen

12'4" x 14'5" (3.76m x 4.4m)
Wall and base units as fitted. Wood effect laminate work surface over. Doors to patio area. Access to utility room. Door to undercover side alley leading to garage.

Utility Room

5'7" x 6'6" (1.7m x 1.98m)
Base units as fitted. Wood effect laminate work surface over.

Under Cover Side Alley

17'2" x 4'4" max (5.23m x 1.32m max)
Doors to...

Single Garage

15'7" x 7'6" (4.75m x 2.29m)
Up and over garage door.

FIRST FLOOR

Landing

6'10" x 9'6" (2.08m x 2.9m)
Doors to...

Master Bedroom

13'2" x 15'3" (4.01m x 4.65m)
Three door run of in built wardrobes. Two windows to front.

Ensuite Bathroom

12'10" x 10'2" (3.9m x 3.1m)
Fitted with a four piece white suite comprising toilet, wash hand basin, bath and shower. Large window to rear.

Bedroom 2

13'4" x 15'7" (4.06m x 4.75m)
Two windows to front. Inter connecting door to Bedroom 3.

Rear First Floor Landing

4'7" x 2'9" (1.4m x 0.84m)
Built in cupboard housing hot water cylinder. Doors to...

Shower Room

6' x 5'10" (1.83m x 1.78m)
Fitted with a three piece white suite comprising toilet, wash hand basin and shower. Window to rear.

Bedroom 3

13'11" x 12'5" (4.24m x 3.78m)
Window to rear and side.

SECOND FLOOR

Landing

6'9" x 2'6" (2.06m x 0.76m)
Doors to...

Bedroom 4

13'7" (4.13) x 14'3" (4.34) into eaves
Dormer window to front and window to rear.

Bedroom 5

13'7" (4.14) max x 10'6" (3.2) min x 14'4" (4.37) into eaves
Dormer window to front and window to rear and side.

Shower Room

9'9" (2.97) x 6'10" (2.08) into eaves
Fitted with a three piece white suite comprising toilet, wash hand basin and shower.

OUTSIDE

Front

In and out driveway. Parking for three to four vehicles.

Side

Gate to rear.

Rear

Patio area. Large garden store. Outside WC. Two large areas laid to lawn with mature trees and shrubs. Sunny pagoda. Summer house. Archway through to further lawned area and allotment.

Appliances

Neff double oven, extractor fan, four ring electric hob, Neff dishwasher, LG american style fridge/freezer, Hotpoint washing machine, Hotpoint tumble dryer.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, gas and electricity. Mains drainage. Oil fired central heating.

Construction: Double Upvc windows. Upvc fascias and soffits.

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



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