



## Greystones

St. Magloire Lane, Vale, Guernsey, GY3 5BH

£1,375,000

Local Market    Sole Agent



**swoffers**



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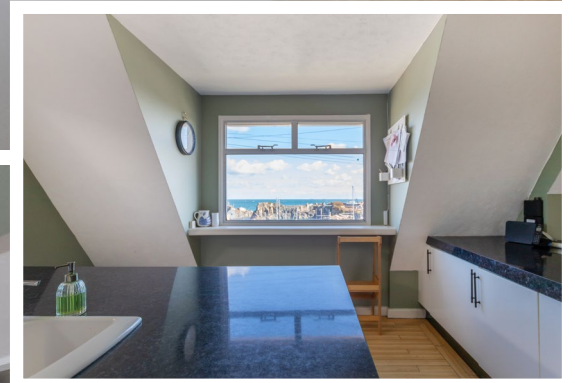
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Spacious family home  
Coastal location  
Unparalleled views of Beaucette harbour  
Five bedrooms and five bathrooms  
Single and double garages  
Ample external parking





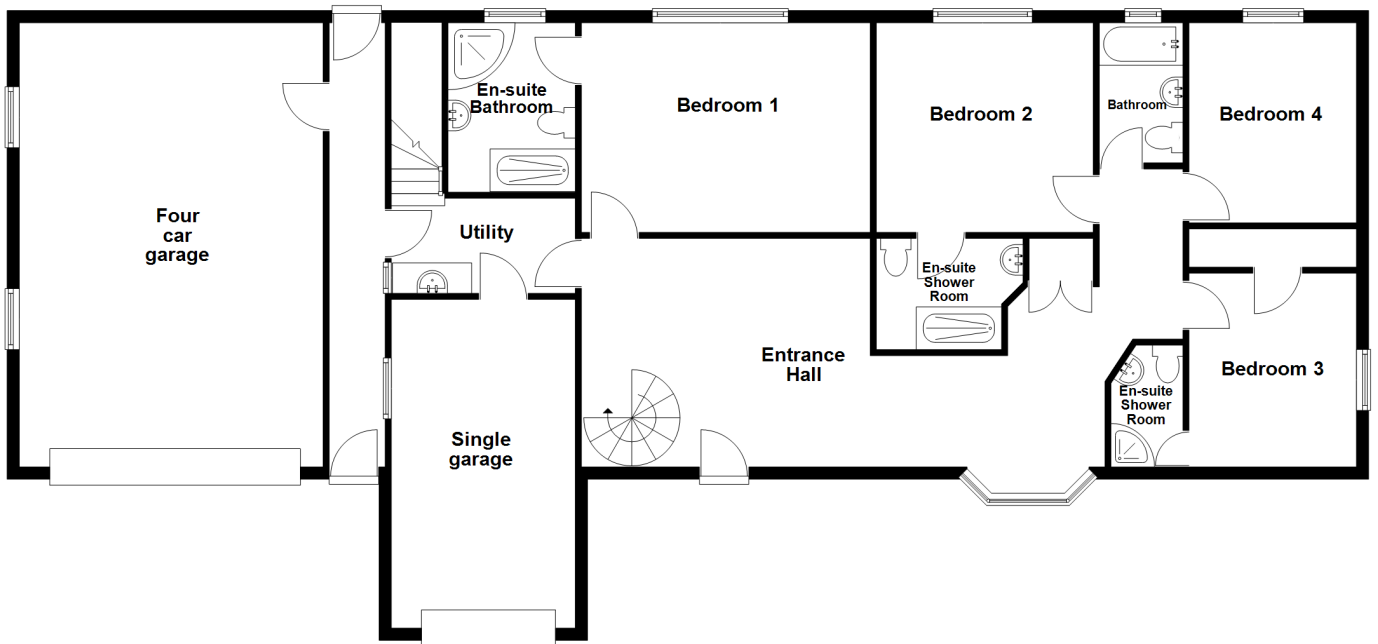




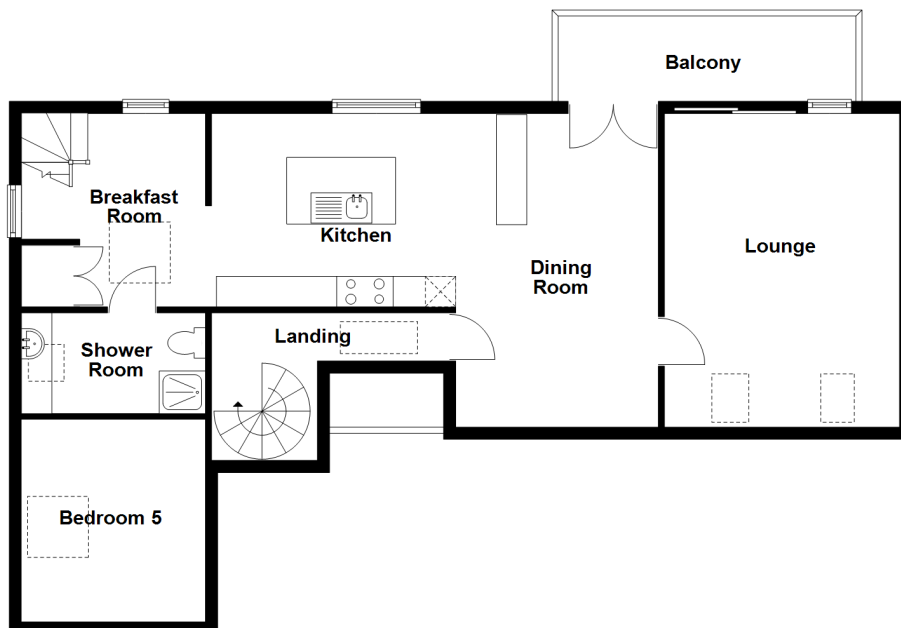




Ground Floor



First Floor



## About Greystones

Greystones is an impressive family home in a superb location overlooking beautiful Beaucette Marina. The property offers reverse plan accommodation and the ground floor features four double bedrooms, three of which have en-suite bath/shower rooms, a family bathroom and utility room. In addition there is a single garage and large double garage which with the necessary permission could be converted to provide spacious ancillary accommodation. The first floor comprises a spacious lounge and open plan kitchen / dining room that seamlessly leads out to the balcony where the best views of the marina and neighbouring Islands can be enjoyed. A fifth bedroom and bathroom are also located on this level. Externally, the property boasts a large front lawn with dual access driveways and ample parking. To the side a generous pool and patio area provide a private retreat.

### ACCOMMODATION COMPRISING

#### Entrance Hall

13'11" x 8'1" (4.24m x 2.46m)

#### Hallway

20'5" max x 9' (6.22m max x 2.74m)

#### Bedroom 3

10'8" x 9'8" (3.25m x 2.95m)

#### Ensuite shower room

5'5" x 5'9" (1.65m x 1.75m)

#### Bedroom 4

10'8" x 9'7" (3.25m x 2.92m)

#### Bathroom

5'6" x 6'6" (1.68m x 1.98m)

#### Bedroom 2

10'11" x 11'9" (3.33m x 3.58m)

#### Ensuite shower room

5'10" x 6'5" (1.78m x 1.96m)

#### Bedroom 1

13'11" x 13'3" (4.24m x 4.04m)

#### Ensuite Bathroom

11'5" x 6'8" (3.48m x 2.03m)

#### Utility Room

13'1" x 5'6" (4m x 1.68m)

#### Single garage

15'3" x 10'11" (4.65m x 3.33m)

#### Side hallway

26'1" x 2'11" (7.95m x 0.9m)

#### Four car garage

36'4" x 19'1" (11.07m x 5.82m)

#### First Floor Landing

13'9" x 3'11" (4.2m x 1.2m)

#### Dining Room

18'3" (5.55) eaves to eaves x 9'7" (2.91) - 11'6" (3.5) opening to the kitchen

#### Breakfast Room

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

Fitted with a range of high gloss wall and base units with laminate work services above incorporating sink and drainer.

#### Shower Room

8'8" x 5'2" (2.64m x 1.57m)

#### Bedroom 5

13'3" (4.04) x 10'3" (3.12) eaves to eaves

#### Lounge

18'1" x 18'1" (5.5m x 5.5m)

### OUTSIDE

#### Side

At the side of the property a gate leads to a swimming pool, the whole area bounded by low height wall and a gate extending to the...

#### Front

The property is approached over an in and out bricked paved driveway with a large usable fore garden.

Parking for numerous vehicles.

#### Rear

Sliding doors opening onto terrace from lounge & dining room. There is a courtyard garden, laid to astro turf incorporating a wooden shed and bounded by a fence.

#### Appliances

Blondeburg washing machine, Hotpoint washing machine, Belling 5 ring electric hob & extractor fan, Belling electric oven and grill, Bosch slimline dishwasher, Hotpoint fridge, Hotpoint freezer

#### TRP: 418

#### Viewing: BY APPOINTMENT

#### Possession: BY ARRANGEMENT

#### Services: Mains water, electricity and cesspit drainage.

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

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