



Raglan House

Queens Road, St. Peter Port, Guernsey, GY1 1PU

£2,450,000

Open Market

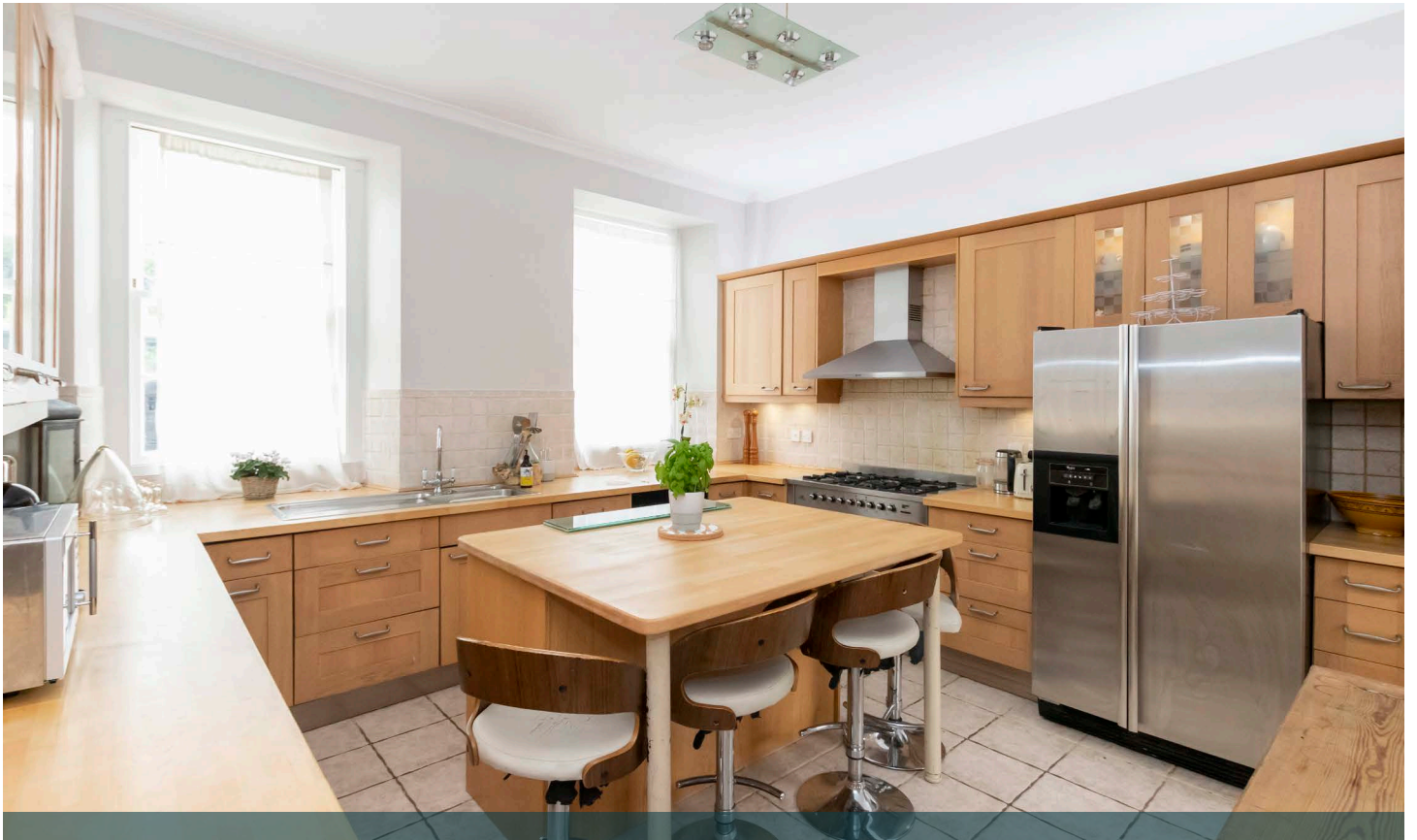


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

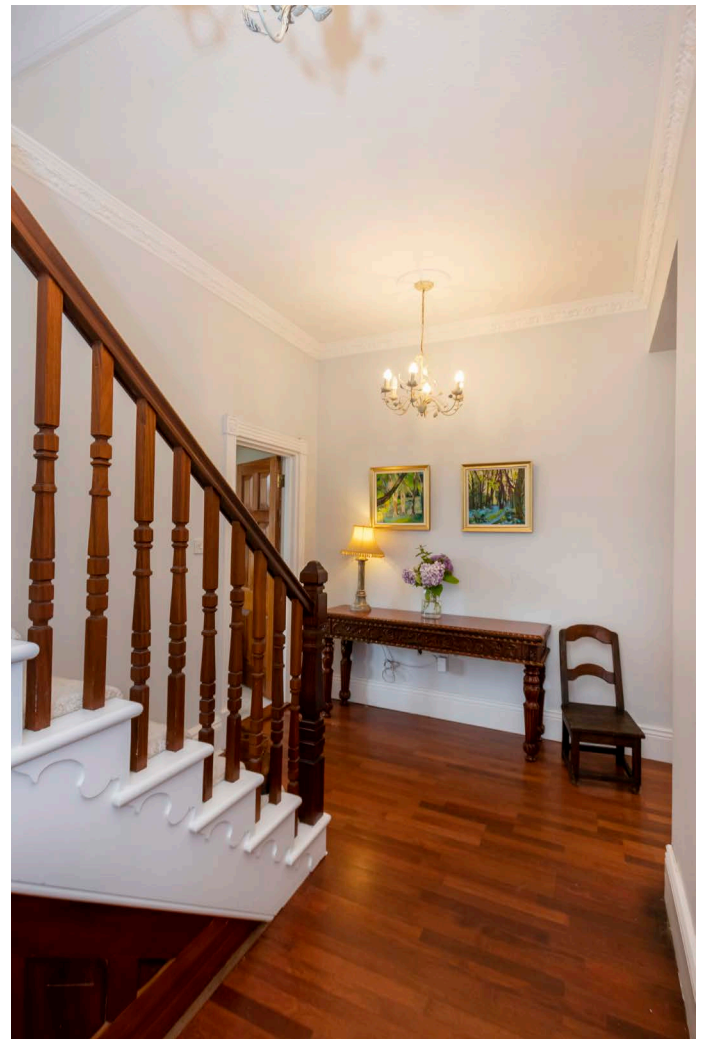


Charming town house
Lovely views

Established walled garden
Four bedroom suites
Versatile accommodation

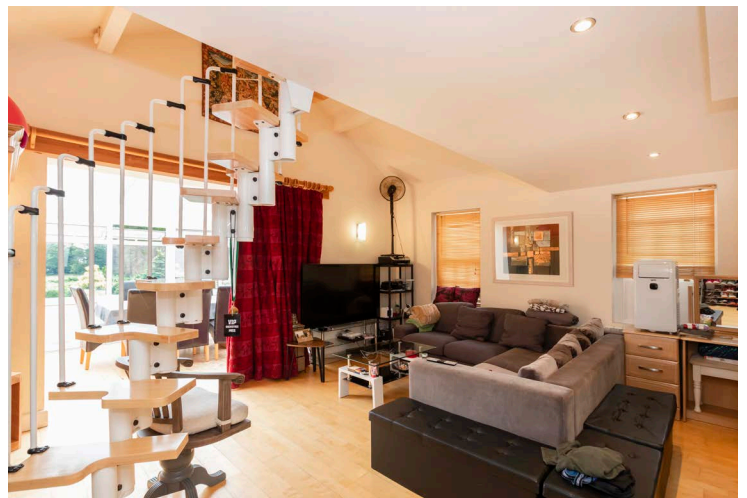
Parking for four cars
Garage





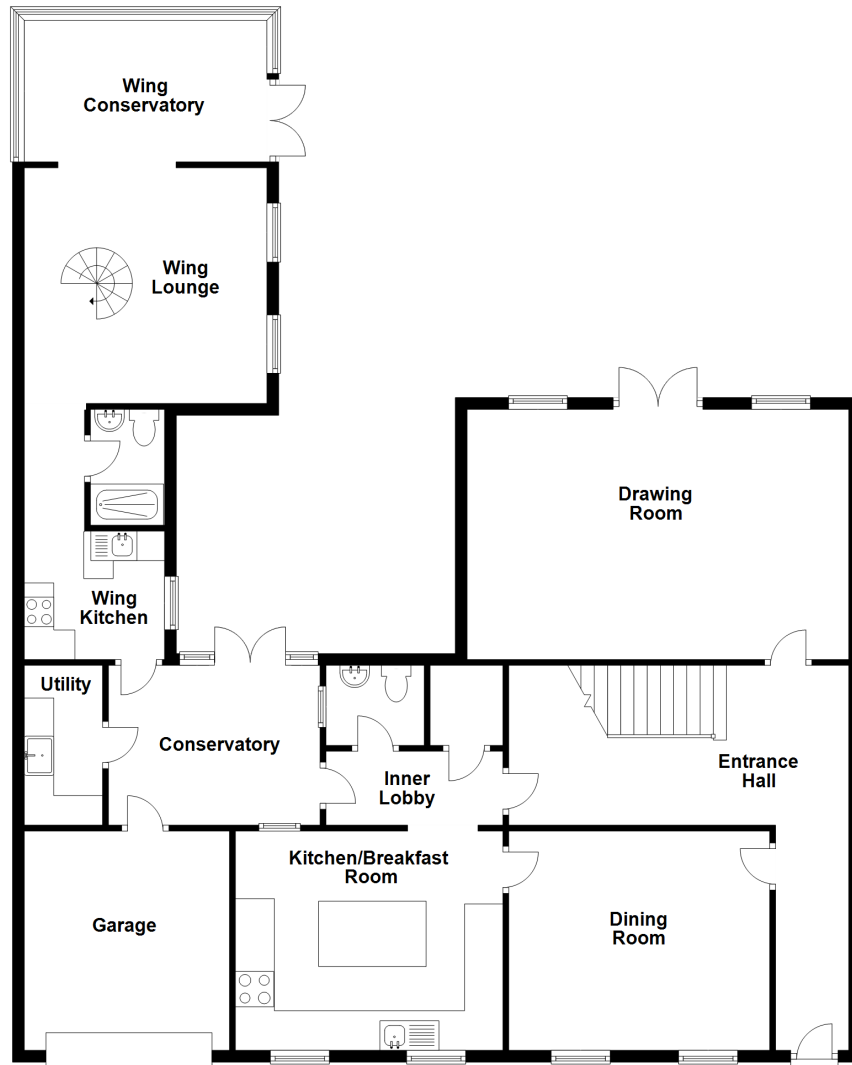


The Wing





Ground Floor



First Floor



About Raglan

A lovely period town property with sea views, good parking and a delightful walled garden. Raglan House is located on the outskirts of St Peter Port within easy reach of the town centre, the schools and the Marinas. It is charming house which is in good order and has been well maintained. The property offers versatile accommodation over two floors with 3 generous ensuite bedrooms on the first floor and a further suite on the ground floor which could provide semi independent accommodation for a relative or housekeeper or just excellent guest accommodation. It is a welcoming home with a great walled garden, sea views, garage and good parking.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

23'5" (7.14) x 5'7" (1.7) + 12'4" (3.76) x 4'4" (1.32) L-shaped

Dining Room

15'6" x 15'6" (4.72m x 4.72m)

Drawing Room

21' x 15'3" (6.4m x 4.65m)

Glazed double doors and windows provides access to and a view over the terrace and rear garden on to the sea and offshore islands beyond.

Kitchen/Breakfast Room

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

Fully fitted. Windows to front.

Inner Lobby

8'10" x 4' (2.7m x 1.22m)

Large walk-in understairs storage/cloaks cupboard containing electric meters etc. and providing access to an enclosed staircase leading down into a small basement store suitable for wine storage.

Cloakroom

5'6" x 4'4" (1.68m x 1.32m)

Two piece white suite.

Conservatory

14'7" x 12'3" (4.45m x 3.73m)

Double doors and windows providing access to and a view over the rear terrace and garden.

Utility Room

7'7" x 4'6" (2.3m x 1.37m)

Oil fired central heating boiler. Velux rooflight.

Kitchenette

10'7" x 10'11" (3.23m x 3.33m)

Fitted base and wall units. Built-in Ariston cooker, hob and extractor and a free-standing Hotpoint fridge/freezer. Window to side overlooking the terrace.

Shower Room

6'3" x 7'8" (1.9m x 2.34m)

Three piece white suite.

Snug

17'10" x 15'8" (5.44m x 4.78m)

Two windows to side with terrace view. Open tread spiral staircase leading to a Mezzanine bedroom above. 8'9" wide opening through to...

Conservatory

17' x 8'9" (5.18m x 2.67m)

Charming garden and sea views.

Loft Bedroom

8'9" x 7'3" (2.67m x 2.2m)

Main House

Returning to the Entrance Hall, stairs lead up to a Half Landing with two further stairs up to the First Floor Landing and step in the opposite direction to a...

Small Lobby

5'10" x 3'7" (1.78m x 1.1m)

Bedroom 3

15'3" x 14'4" (4.65m x 4.37m)

Two windows to front, one to rear with garden, rural, sea and island views.

Shower Room

6'9" x 4'4" (2.06m x 1.32m)

Three piece white suite. Fully tiled.

FIRST FLOOR

Landing

13' (3.96) max. x 8' (2.44) max. L-shaped

Excellent range of fitted bookshelves.

Master Bedroom Suite

Comprising...

Bedroom

15'6" x 14' (4.72m x 4.27m)

A beautiful room with a window and glazed doors to rear providing access to a Juliette balcony and with extensive garden, rural, rooftop, sea and island views.

Ensuite Bathroom

11'6" (3.5) max. x 6' (1.83) x 0'1" (0.03)

Three piece white suite. Window to rear with extensive garden, rural, rooftop, sea and island views.

Ensuite Walk-In Closet

Bedroom Suite 2

Comprising...

Bedroom

15'6" x 15' (4.72m x 4.57m)

Two windows to front.

Ensuite Bathroom

11'7" max. x 6'1" (3.53m max. x 1.85m)

Three piece white suite. Fully tiled.

Ensuite Walk-In Closet

Hanging and shelved space.

OUTSIDE

Front

The property is approached over a granite cobbled forecourt and drive with parking for four cars.

Garage

17' x 10'1" (5.18m x 3.07m)

Electronically operated up and over door to front and personal door leading into the Conservatory.

Rear

Immediately to the rear of the house is a split-level stone flagged balustraded terrace with wide steps leading down into a lawned walled garden. The gardens extend to just under ½ acre and sea views are enjoyed from the terrace.

Appliances

White Westinghouse gas range with Neff brushed stainless steel extractor, Whirlpool dishwasher and an American style Whirlpool fridge/freezer. Bosch washing machine and tumble dryer.

Viewing: By appointment through ourselves the Vendors agents.

Possession: By arrangement.

Services: All mains. Full oil fired central heating.

Sky TV in both the house and wing

Construction: Double glazed wooden windows.

Price includes: Fitted carpets, curtains and light fittings. The appliances in both kitchens and the utility room.

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