



CASABLANCA
 LES HUBITS, ST. MARTIN, GUERNSEY, GY4 6LU
 £1,695,000
 OPEN MARKET



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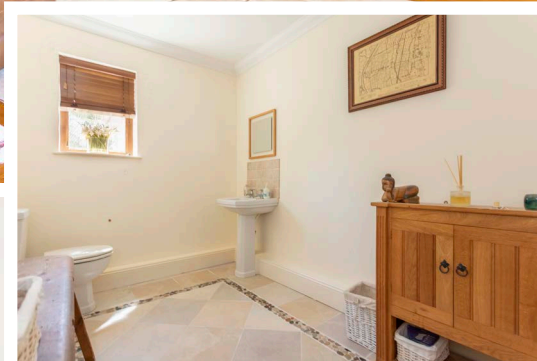
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

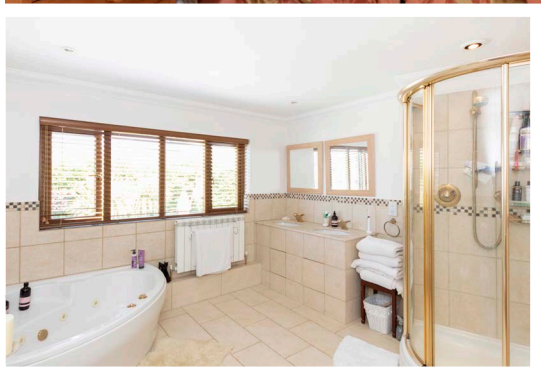
SPACIOUS VERSATILE HOME
EXCELLENT LOCATION
VERSATILE ACCOMMODATION
UP TO 8 BEDROOMS
STUNNING SOUTH FACING GARDEN

BACKS ONTO AGRICULTURAL FIELDS
ABILITY TO PROVIDE SEPARATE ALTHOUGH
INTEGRAL, INDEPENDENT ACCOMMODATION
PARKING FOR SEVERAL CARS





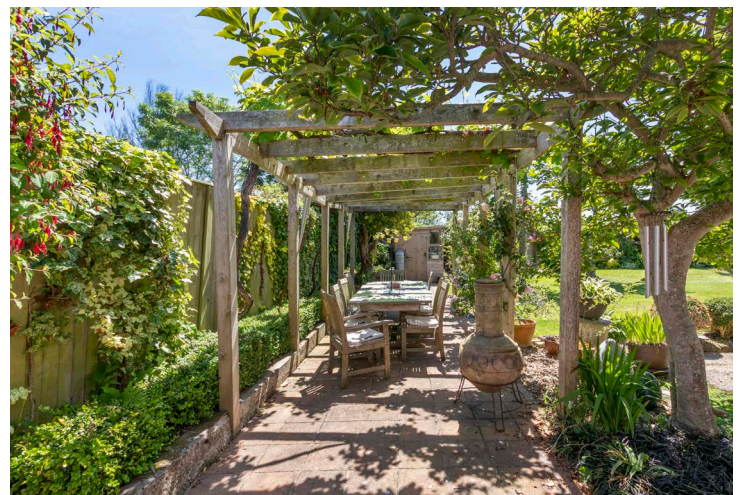




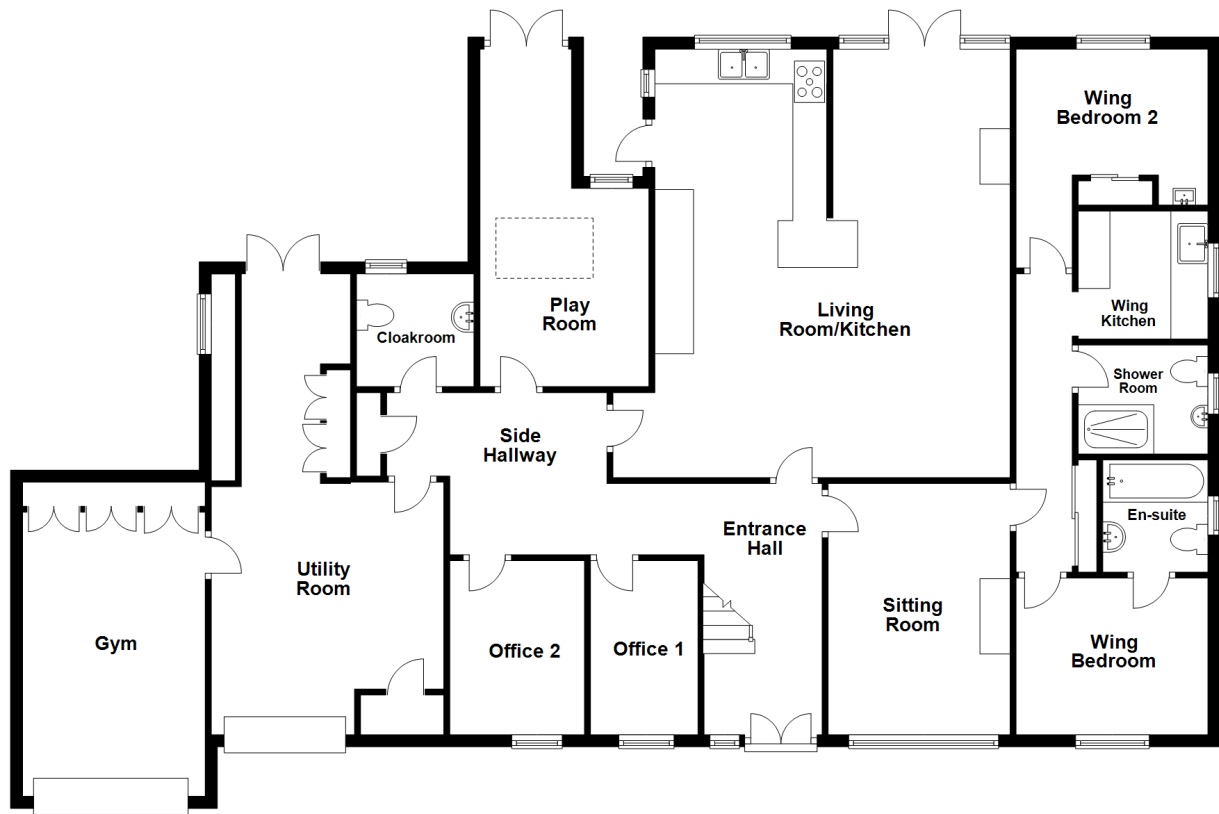


About Casablanca

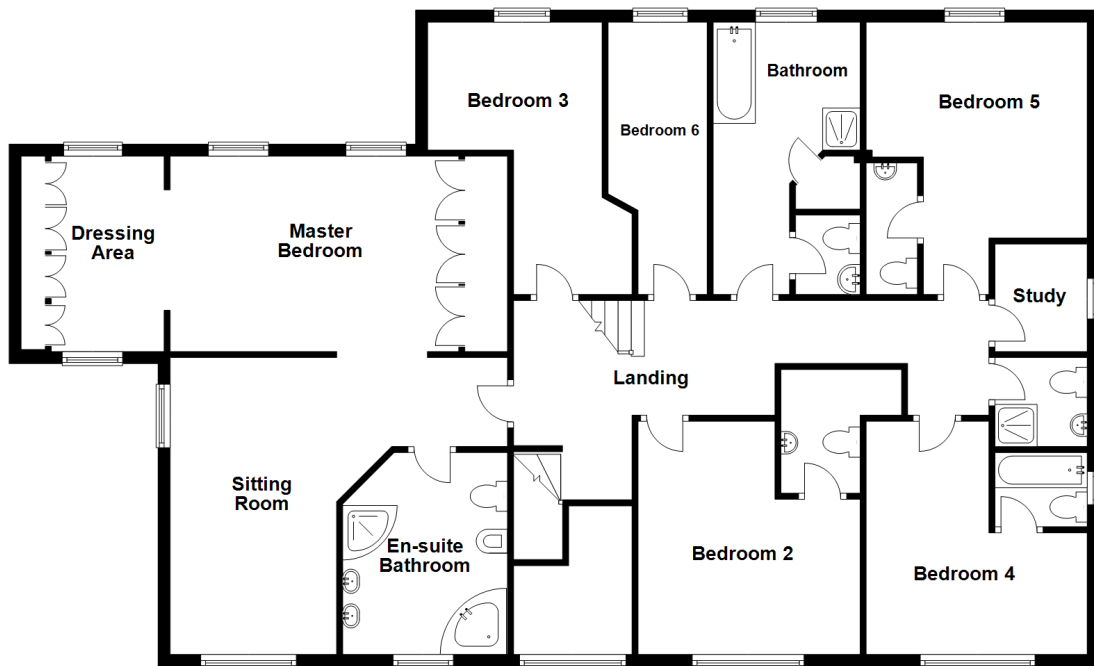
Casablanca is a substantial family home incorporating an excellent 2 bedroomed semi-independent wing in a lovely St Martins location. The property offers spacious versatile accommodation of up to 8 bedrooms including a very special master suite, plus 2 offices and a lovely kitchen /dining / living area which opens onto the south facing rear garden and a playroom, gym and integral garage. The house backs on to agricultural fields so has an open rural aspect and there is parking on the in and out driveway.



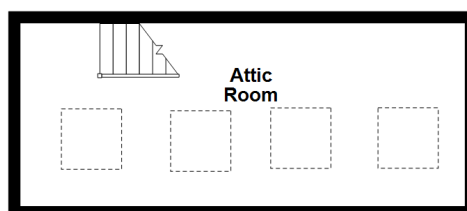
Ground Floor



First Floor



Second Floor



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

15'2" x 7'9" (4.62m x 2.36m)

Living Room/Kitchen

28'9" x 24'11" (8.76m x 7.6m)
Kitchen is fitted with a range of oak base and wall units with a granite work surface over. Window overlooking and door leading to garden. Living area has patio doors leading to the garden and fireplace with log burning stove.

Side Hallway

18'11" x 3'5" (5.77m x 1.04m)

Office 1

11'3" x 10'6" (3.43m x 3.2m)
Fitted shelving. Window to front.

Office 2

13'9" x 13'4" (4.2m x 4.06m)

Bedroom 2

13'4" x 13'9" (4.06m x 4.2m)
No access/No measurements

Inner Hallway

22'2" x 2'11" (6.76m x 0.9m)
Door to kitchen. Double doors leading to...

Playroom

27'3" (8.3) max x 18'3" (5.56) max x 10'5" (3.18) L Shaped
Two windows overlooking garden. Roof lantern. Glazed patio doors leading to garden.

Cloakroom

10'8" x 6'8" (3.25m x 2.03m)
Fitted with a two piece white suite consisting of a wash hand basin and wc.

Storage Area

15'7" (4.75) max x 8'8" (2.63) max x 4'2" (1.26)
Bi-Fold wooden doors to front. 1.42m opening to...

Utility Room

15'10" x 6'11" (4.83m x 2.1m)
Glazed doors to rear garden. Built-in cupboards as fitted.

Gym

18'6" x 11'5" (5.64m x 3.48m)
Window to side. Fitted cupboards.

Sitting Room

15'9" x 13'8" (4.8m x 4.17m)
Feature granite fireplace. Window to front.

Inner Hallway

14'7" x 3'3" (4.45m x 1m)
Door leading to...

Wing Bedroom 1

10'8" x 10'3" (3.25m x 3.12m)

Ensuite Bathroom

5'4" x 4'8" (1.63m x 1.42m)
Fitted with a two piece suite.

Shower Room

7'7" x 4'11" (2.3m x 1.5m)
Three piece white suite consisting of a shower, wash hand basin and wc. Window to side.

Wing Kitchen

8'9" x 7'9" (2.67m x 2.36m)
Belfast sink set into pine base units. Window to side.

Wing Bedroom 2

11'1" x 10'2" (3.38m x 3.1m)
Built-in wardrobe as fitted. Built-in wash hand basin. Window to rear garden.

FIRST FLOOR

Landing

15'11" x 3'5" (4.85m x 1.04m)

Inner Landing

17'3" x 2'11" (5.26m x 0.9m)
Staircase leading to second floor.

Side Landing

11'5" x 3'3" (3.48m x 1m)

Master Bedroom Suite

Comprising...

Sitting Room

25'2" max x 17'10" (7.67m max x 5.44m)
Window to front and side. Door to...

Ensuite Bathroom

11'11" x 10'10" (3.63m x 3.3m)
Six piece white suite consisting of bath, shower, bidet, wc and double wash hand basin.

Bedroom

22'7" x 13'9" (6.88m x 4.2m)
Two windows to rear garden. 1.95m opening to...

Dressing Room

13'10" x 7'2" (4.22m x 2.18m)
Windows to front and rear.

Bedroom Suite 3

Comprising...

Bedroom Area

10'1" x 9'10" (3.07m x 3m)
Doorway to...

Study Area

10'2" x 9'1" (3.1m x 2.77m)
Window overlooking rear garden. Built-in shelving as fitted.

Bedroom 2

13'4" x 13'9" (4.06m x 4.2m)

Ensuite WC

5'7" x 5'4" (1.7m x 1.63m)
Fitted with a two piece suite.

Bedroom 4

14'2" x 13'8" (4.32m x 4.17m)
Window to front.

Ensuite Bathroom

5'4" x 4'8" (1.63m x 1.42m)

Bedroom 6/Teenage Den

21'5" (6.53) x 8'11" (2.71) max x 4'3" (1.29) min
Window to rear garden.

Bathroom

Comprising...

Entrance Way

10'4" x 3'4" (3.15m x 1.02m)
Opening into bathroom. Door leading to...

Separate WC

5'8" x 5' (1.73m x 1.52m)
Two piece white suite consisting of wash hand basin and wc.

Bathroom

9'11" x 9'7" (3.02m x 2.92m)
Two piece white suite. Window overlooking garden.

Shower Room

7'1" x 4'7" (2.16m x 1.4m)
Three piece white suite consisting of shower, wash hand basin and wc. Window to side.

Office

8'9" x 7'10" (2.67m x 2.4m)
Built-in cupboard with shelving as fitted. Built-in desk as fitted. Window to side.

Bedroom 5

11'1" x 10'2" (3.38m x 3.1m)
Window overlooking rear garden.

Ensuite WC

6'3" x 4'11" (1.9m x 1.5m)
Two piece white suite consisting of a wash hand basin and wc.

SECOND FLOOR

Landing

11'11" x 11'4" (3.63m x 3.45m)

Attic Room

13'4" x 11'11" (4.06m x 3.63m)

OUTSIDE

Front

The property is approached over a tarmac drive providing parking for several cars.

Side

Access to rear garden.

Rear

Fully enclosed south facing garden laid to lawn backing onto agricultural fields. Shaded patio area, pergola and outside kitchen. The pergola is covered with four mature grape vines providing excellent shade. Various climbing roses and clematis. Two garden sheds.

Appliances

Rangemaster cooker with extractor over, integrated dishwasher, Samsung American style fridge, two Bosch washing machines, Hotpoint tumble dryer.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

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

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