

2 BROCK TERRACE

THE GRANGE, ST PETER PORT, GUERNSEY, GY1 1NB

£70,000PA

OPEN MARKET RENTALS

PERRY'S TOWN F7

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





Superb Town house
 Five bedrooms/four bathrooms
 Unfurnished
 Beautiful interior
 Short stroll to Town
 Garden and parking
 Available 1st May 2024
 Rent £70,000 per annum
 Deposit £17,500



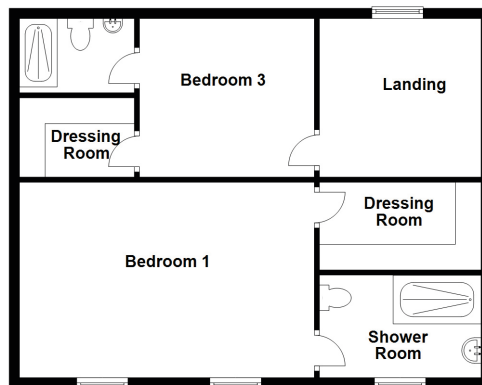




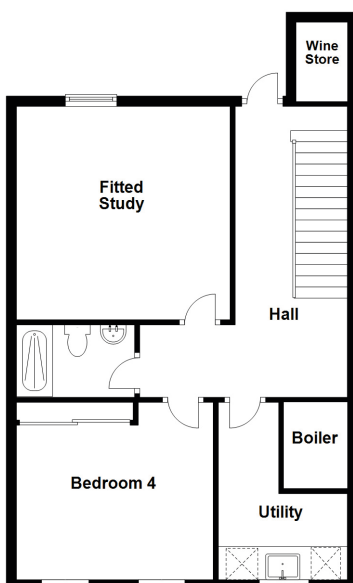




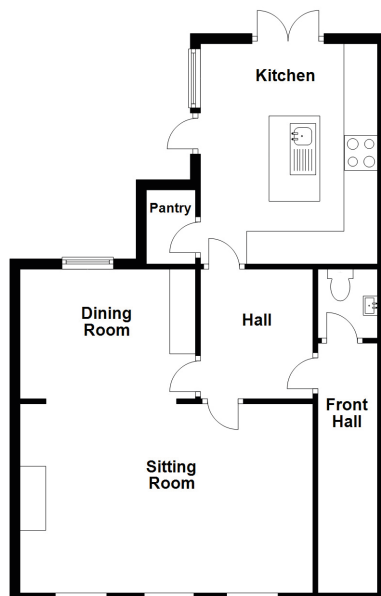
Second Floor



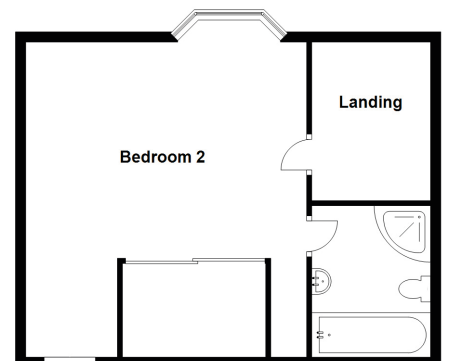
Lowest Ground Floor



Ground Floor



Third Floor



About 2 Brock Terrace

This impressive period Town house is offered in beautiful condition and within easy walking distance of the shops, businesses, marinas and restaurants of the town centre and is just a short stroll from some of the island's major schools and colleges. The house offers up to five bedrooms (or four and a study) including three suites on the upper floors, with the two rooms and shower room on the lower ground floor being ideal for guests or to form a small semi-independent suite for a live-in nanny or relative. There is a pretty, enclosed, walled garden at the rear and parking for four cars on the front drive. The property is offered unfurnished and is available 1st May 2024. Pets will be considered.

ACCOMMODATION COMPRISING

Entrance Hall

20'3" x 3'9" (6.17m x 1.14m)
Original mosaic tiled floor. Step and door up into inner hall and further door to...

Cloakroom

9'11" x 3'2" (3.02m x 0.97m)
Fitted with a two piece white contemporary suite. Roof light.

Inner Hall

14'9" x 6'9" (4.5m x 2.06m)
Staircase to first floor with part glazed door below leading to a further staircase extending down into the lower ground floor. Doors to the kitchen, dining room and...

Sitting Room

22'11" x 14'10" (6.99m x 4.52m)
A superb room with three full -height shuttered windows to front. Elegant pewter fireplace in white marble surround (open fire). Pair of tall arched alcoves. 9' wide opening through to the...

Dining Room

14'8" x 13'3" (4.47m x 4.04m)
Tall shuttered window to rear overlooking the garden. Pair of tall arched, shelved alcoves.

Kitchen/Breakfast Room

20'11" x 13'3" (6.38m x 4.04m)
A superb room predominately set under a lantern roof. Glazed door and window to side. Double doors to rear overlooking the garden and giving access to same. The kitchen is extensively fitted with a range of luxury cream units with high polish finish set under marble work surfaces. Matching island unit. Built in Siemens appliances include a pair of ovens, ceramic halogen hob with stainless steel extractor above, a dishwasher and fridge/freezer.

Returning to the inner hall a part glazed door provides access to a staircase leading down into the...

Lower Ground Floor

13'10" x 13'6" (4.22m x 4.11m)
Understair storage cupboard. Door to a small lower courtyard with steps up into the garden. Further doors to...

Laundry Room

13'6" x 7'8" (4.11m x 2.34m)
Superbly fitted with units matching those in the kitchen. Miele washing machine and tumble dryer. Range of cupboards.

Bedroom 4

13'5" x 13'6" (4.1m x 4.11m)
High quality wardrobe fitment with impulse lighting. Two windows to front.

Bedroom 5

14' (4.27) max x 7'4" (2.24) ave
Window to rear.

Shower Room

6'9" x 4'10" (2.06m x 1.47m)
Fitted with a three piece white contemporary suite. Fully tiled.

Returning to the inner hall stairs lead up past a half landing window to the...

First Floor Landing

8'10" x 8'9" (2.7m x 2.67m)
Shuttered side window. Staircase to second floor. Doors to...

Bedroom 2

16'3" x 12'11" (4.95m x 3.94m)
Two shuttered windows to front with treeline views. Doors to...

Ensuite Shower Room

9'2" x 7'2" (2.8m x 2.18m)
Fitted with a three piece white contemporary suite. Fully tiled. Shuttered window to front.

Ensuite Dressing Room

9'6" x 5'2" (2.9m x 1.57m)
Smartly fitted with an excellent luxury range of open hanging and shelved space with chests of drawers below.

Bedroom 3

13'10" x 10'5" (4.22m x 3.18m)
Shuttered window to rear with garden views. Rooftop and limited sea views. Doors to...

Ensuite Shower Room

Fitted with a three piece white contemporary suite. Fully tiled.

Ensuite Walk in Closet

5'9" x 4'11" (1.75m x 1.5m)
Excellent range of luxury open hanging, shelved and drawer space.

Returning to the first floor landing stairs lead up to...

Second Floor Landing

7'3" x 6'8" (2.2m x 2.03m)
Shuttered window to side. Door to...

Master Bedroom

26'8" (8.13) max x 14'11" (4.55) ave
A lovely character room with a window to front with treeline views and a triple aspect window to rear overlooking the garden with an extended rooftop view out towards the sea.

Ensuite Walk in Closet

10'2" x 5'8" (3.1m x 1.73m)
Luxury range of hanging and shelved space with matching chests of drawers. Velux roof light.

Ensuite Bathroom

8'3" x 6'6" (2.51m x 1.98m)
Fitted with a four piece white contemporary suite. Fully tiled. Velux roof light to front with treeline views.

Outside

The property is approached over a regular paved drive with parking for 3/4 cars. Immediately to the rear of the house is a small courtyard and storage area at lower ground floor level with steps leading up to the main garden where there is a sun terrace leading onto a pretty enclosed lawned garden. Stone built barbecue.

Services

Mains electricity, water and drainage. Oil fired central heating.

Available

Available 1st May 2024.

Term

One year minimum.

Rent

£70,000 per annum.

Deposit

£17,500.



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