



# Fleur de Lys

La Grande Rue, St Saviour, GY7 9PR

## £2,275,000

OPEN MARKET

A Neo Georgian detached family home occupying a 2 acre site in the rural parish of St Saviours with the coast a short stroll away.

Fleur de Lys is in excellent order throughout and offers wonderfully bright and spacious rooms including a generous sitting room with open fireplace, smart oak flooring and sliding doors to the conservatory. The latter combines both dining and seating areas and enjoys a southerly aspect with lovely views over the rockery and water feature. The garden and adjoining field make an ideal playground for children while those of a less energetic disposition can enjoy distant sea views, peace and quiet. Plans since lapsed had been approved to extend the property.

School catchment: La Houquette Primary and Mare de Carteret High

### Key facts



- Spacious and bright detached Neo Georgian home
- 5 double bedrooms, 2 ensuite
- Large mature garden with sea views
- Tennis court, great outbuildings for storage and cinema/games room and field.
- Substantial family home but excellent potential to adapt/extend further

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



**cooper**  
**brouard**

GUERNSEY'S ESTATE AGENT

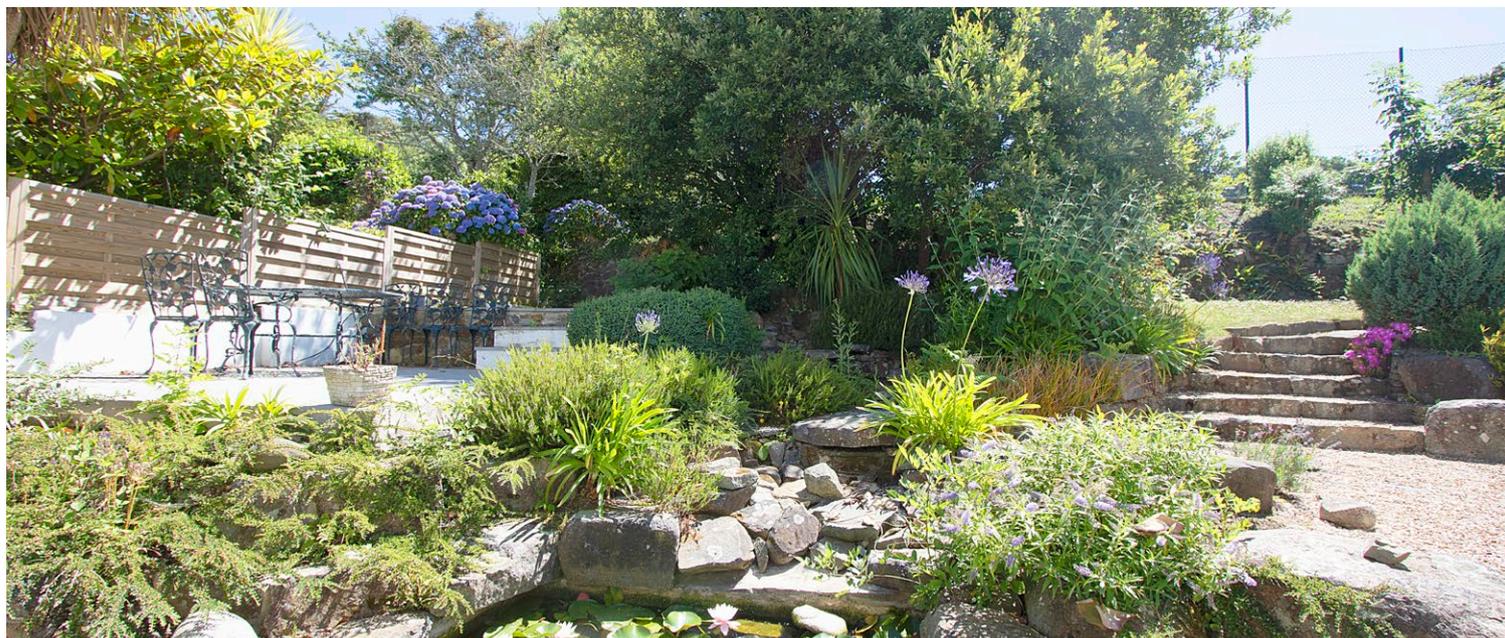






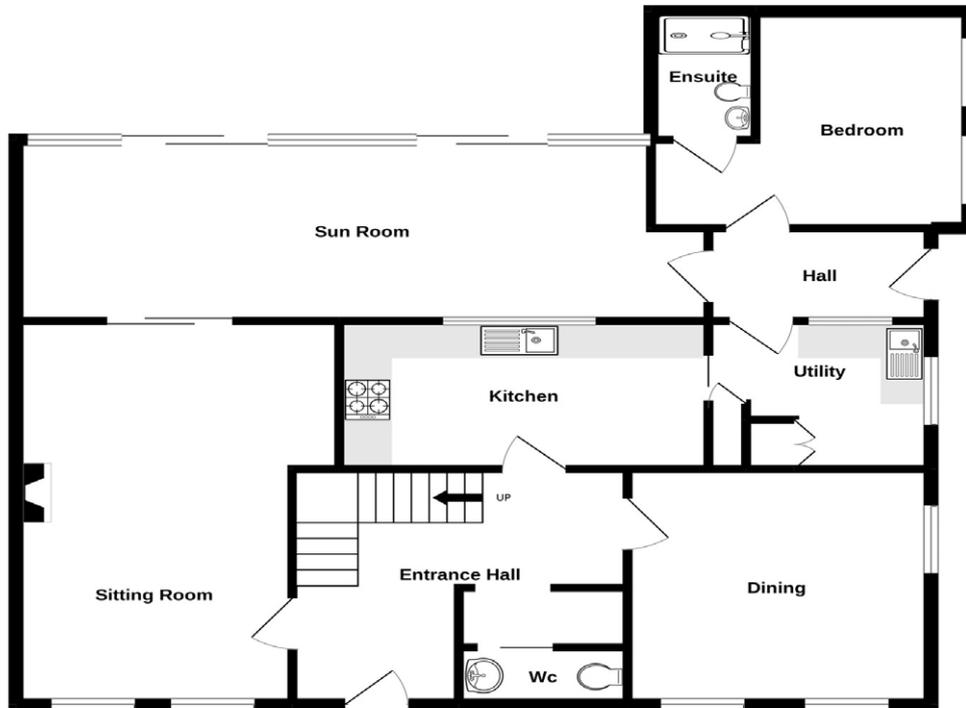




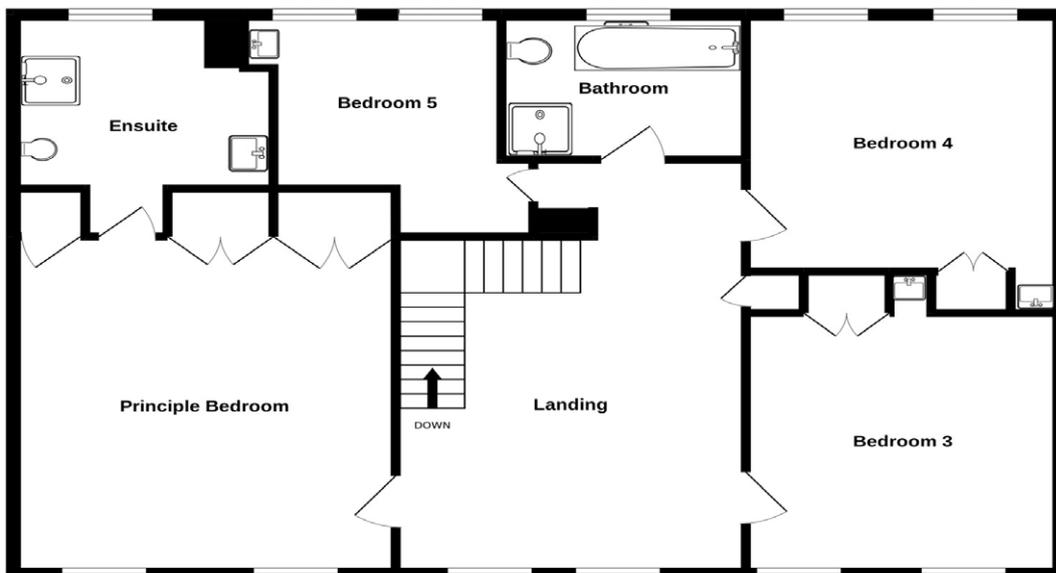


# Floorplans

## GROUND FLOOR



## 1ST FLOOR



Made with Metropix ©2022

### Entrance hall

15'8 x 8'8 (4.8m x 2.7m)

### Cloakroom

2 piece suite

7'4 x 3' (2.2m x 0.9m)

### Sitting room

26' x 18'8 (7.9m x 5.7m)

Oak flooring. Adam style fireplace with multifuel stove.

### Dining room

15'6 x 15' (4.7m x 4.6m)

Oak flooring.

### Kitchen/Breakfast room

15' x 9'11 (4.6m x 3m)

Cream painted floor and wall units and granite worktops.

#### APPLIANCES

- Rangemaster electric oven with 4 ring hob
- Rangemaster extractor
- Integrated fridge
- Hotpoint dishwasher

### Utility

11' x 9'11 (3.4m x 3m)

Cream painted base and wall units and granite worktops. Space for washing machine, tumble dryer and freezers

### Rear hall

10'11 x 3'10 (3.4m x 1.2m)

### Bedroom 2

16'5 x 16'4 (5m x 5m)

### En suite shower room

9'1 x 5'9 (2.8m x 1.8m)

3 piece suite.

## FIRST FLOOR

### Landing

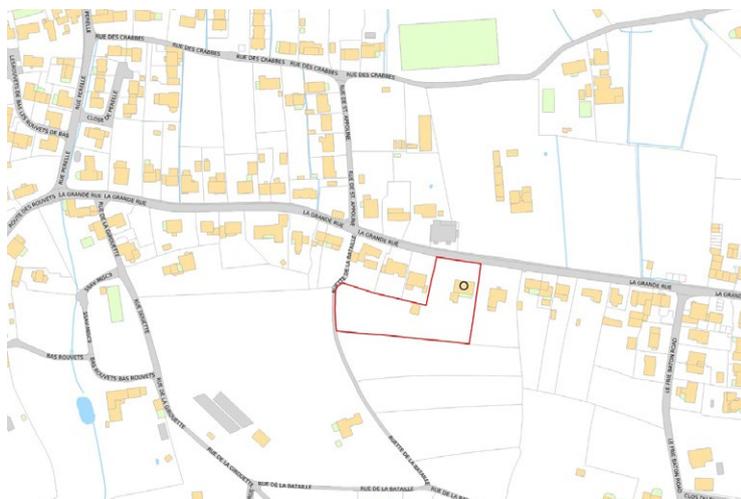
22'9 x 6'5 + 9'84 x 8'2 (7m x 2m + 3m x 2.5m)

### Bedroom 1

15' x 14'10 (4.6m x 4.6m)

Two double wardrobes and deep single wardrobe.

### En suite shower room



Mapping / Aerial Photography Copyright (C) States of Guernsey 2022

10'2 x 8'6 (3.1m x 2.6m)

3 piece suite

### Bedroom 3

14'11 x 11'7 (4.6m x 3.6m)

Double wardrobe. Vanity basin and storage

### Bedroom 4

14'11 x 12 (4.6m x 3.7m)

Double wardrobe. Vanity basin and storage. Outlook over rear garden.

### Bedroom 5

12' x 10' (3.7m x 3.1m)

### Bathroom

9' x 6'7 (2.7m x 2m)

Cream 4 piece suite.

## EXTERIOR

A tarmac drive sweeps between well-tended lawns and mature beds around the right of the property where there is ample turning and parking space. Second driveway located on the right of the property. Path up to the garden and tennis court.

Outside the conservatory is a patio, raised rockery with attractive shrubbery and water feature and private sun terrace. Path leads between mature shrubs and trees to a large domestic garden storage shed and then continues up to the elevated garden bounded by mature trees and shrubs to the west boundary including a small copse of Pines together with apple trees. Lovely outlook and distant sea views. A low height bank separates the garden from the field above which has 2 gates opening to a green lane.

### Mower Store

17'11 x 9'5 (5.5m x 2.9m)

Power and lighting.

### Cinema room/games room/store

17'11 x 11'9 (5.5m x 3.6m)

Two phone lines. Water supply.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity, water and drainage, oil fired heating.

**Finding the property:** Travelling west along La Grande Rue, Fleur de Lys is approximately the 8th house along on the left-hand side after the turning to Le Frie Baton.

**Perry's ref:** 13 E5

**what3words:** spacious.tenderness.stretchy

**TRP:** 439 (3659 sq ft House Total)

## CONTACT OUR OPEN MARKET TEAM



Ross



Karen



James



Jack



Charlie



Emma



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

**t** 01481 236039  
**e** enq@cooperbrouard.com  
**w** cooperbrouard.com

