



# Saffron House

£1,750,000

La Route de Sausmarez, St Martin's GY4 6SG

OPEN MARKET

JOINT AGENT

A lovely period home offering 3 good double bedrooms on the first floor with a further two located on the second, an excellent sized sitting room with doors to the rear patio and garden and a charming dining room with feature fireplace.

The large rear garden is mainly lawned with attractive borders, kitchen garden and lean-to greenhouse. A great family home located in a much sought-after residential area between St Martin's Village and St Peter Port town centre.

School catchment: St Martins Primary and Les Beaucamps

## Key facts



- 5 bedroom family period home
- Sought after location
- Excellent large and private garden
- Potential to extend if necessary
- Easy access to both Town and St Martin's amenities

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GUERNSEY'S ESTATE AGENT











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# Floorplan



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## GROUND FLOOR

## Entrance hall

16' x 6'9 max, 4'11 min (4.9m x 2m, 1.5m)

## Sitting room

25'8 x 13'4 (7.8m x 4.1m)

## Dining room

15'2 x 13'6 (4.6m x 4.1m)

## Kitchen

13'9 x 12'4 (4.2m x 3.8m)

## APPLIANCES

- Neff double oven
- Neff extractor
- Neff hob
- Freestanding American fridge/freezer

## Covered passageway

17'3 x 3'3 (5.2m x 1m)

## Utility room

6'6 x 6'6 (2m x 2m)

## APPLIANCES

- Hotpoint washing machine
- Tumble dryer

## Rear lobby

6'4 x 4'7 (1.9m x 1.4m)

## Separate WC

6'4 x 4'7 (1.9m x 1.4m)

## FIRST FLOOR

## Rear landing

5'8 x 3' (1.7m x 0.9m)

## Shower room

10'7 x 7'3 (3.3m x 2.2m)

## Bedroom 3

15' x 13'2 (4.6m x 4m)

## Bedroom 2

15'6 x 13'3 (4.7m x 4.1m)

## Front landing

9'11 x 6'10 (3m x 2.1m)

## Bedroom 1

15'3 x 13'2 (4.6m x 4m)

## Ensuite bathroom

10'7 x 9'3 (3.3m x 2.8m)

## SECOND FLOOR

## Landing

6'9 x 3' (2m x 0.9m)

## Bathroom

6'9 x 6' (2m x 1.8m)

## Bedroom 4

14'4 x 13'8 (4.4m x 4.2m)

## Bedroom 5

16' x 13'6 (4.9m x 4.1m)

## EXTERIOR

A tarmac in and out drive provides parking for 4 cars and access to the garage 16' x 7'8 (4.9m x 2.4m).

Central area of lawn planted with shrubs including a mature camellia. A wrought iron gate on the left gives access down the side of the property.

Directly behind the property is a wide area of concrete 40' x 35' approx. Access to a gardener's wc and Garden Store 18'6 x 8'2 (5.6m x 2.5m) - (including a coal store and located behind it the oil tank).

Traditional Lean-to Vine House: 21'7 x 11'3 (6.6m x 3.4m) - built over low height brick walls.

The remainder of the large garden is enclosed by granite walls and lawned, a path with shrubbery bed to the side leads along the right hand side to the rear of the plot.

At the very end, hidden by a wall and mature shrubs and trees, is a further area of garden that has been left wild.

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

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

**Finding the property:** With Sausmarez Manor on your left, Saffron House is the second property along on the left hand side.

**Perry's ref:** 31E1

**what3words:** recording.craftily.sheen

**TRP:** 338 (3638 sq ft total)

## CONTACT OUR OPEN MARKET TEAM



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