



# Orchard Hill

Rozel Road, St Peter Port, GY1 2DY

£3,450,000

LOCAL MARKET

SOLE AGENT

Orchard Hill is a beautifully renovated six-bedroom, six-bathroom residence that blends timeless character with modern luxury.

Immaculately presented throughout, the home offers generous living spaces enhanced by high-end finishes and thoughtful design. A dedicated study features quality bespoke fittings, perfect for working from home, while a stunning cinema room provides the ultimate space for family entertainment.

Externally there is ample parking and a double garage plus a barn which offers perfect hobby or workshop space. Further to this, there is a separate two bedroom unit forming part of the sale which could provide a rental income or space for dependant relatives.

Quietly tucked away yet conveniently located, is this truly exceptional home designed for comfort and style and is ready to enjoy from day one.

School catchment: Amherst Primary School / Les Varendes. Within close proximity to both Ladies & Elizabeth College.

## Key facts



- Superb, detached two-bedroom self-contained unit
- Up to 6 bedrooms in main house
- Convenient yet tucked away location
- Impressive 49-foot glass lounge/ kitchen/diner
- Gated driveway with double garage
- Cinema room
- Substantial main bedroom with en-suite & dressing room

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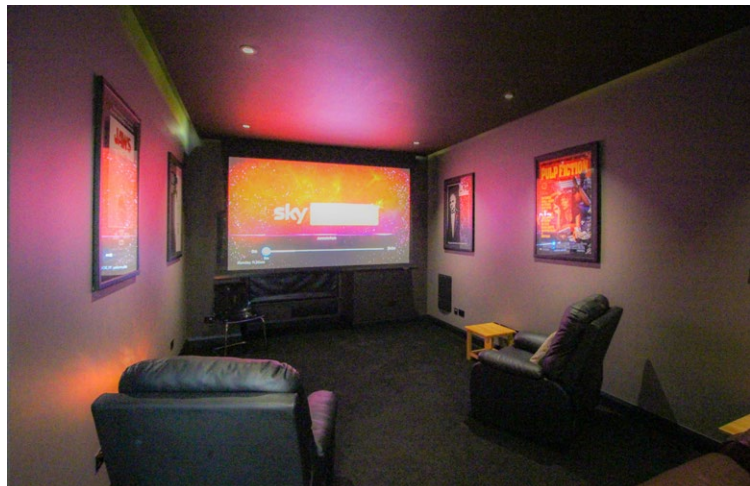


















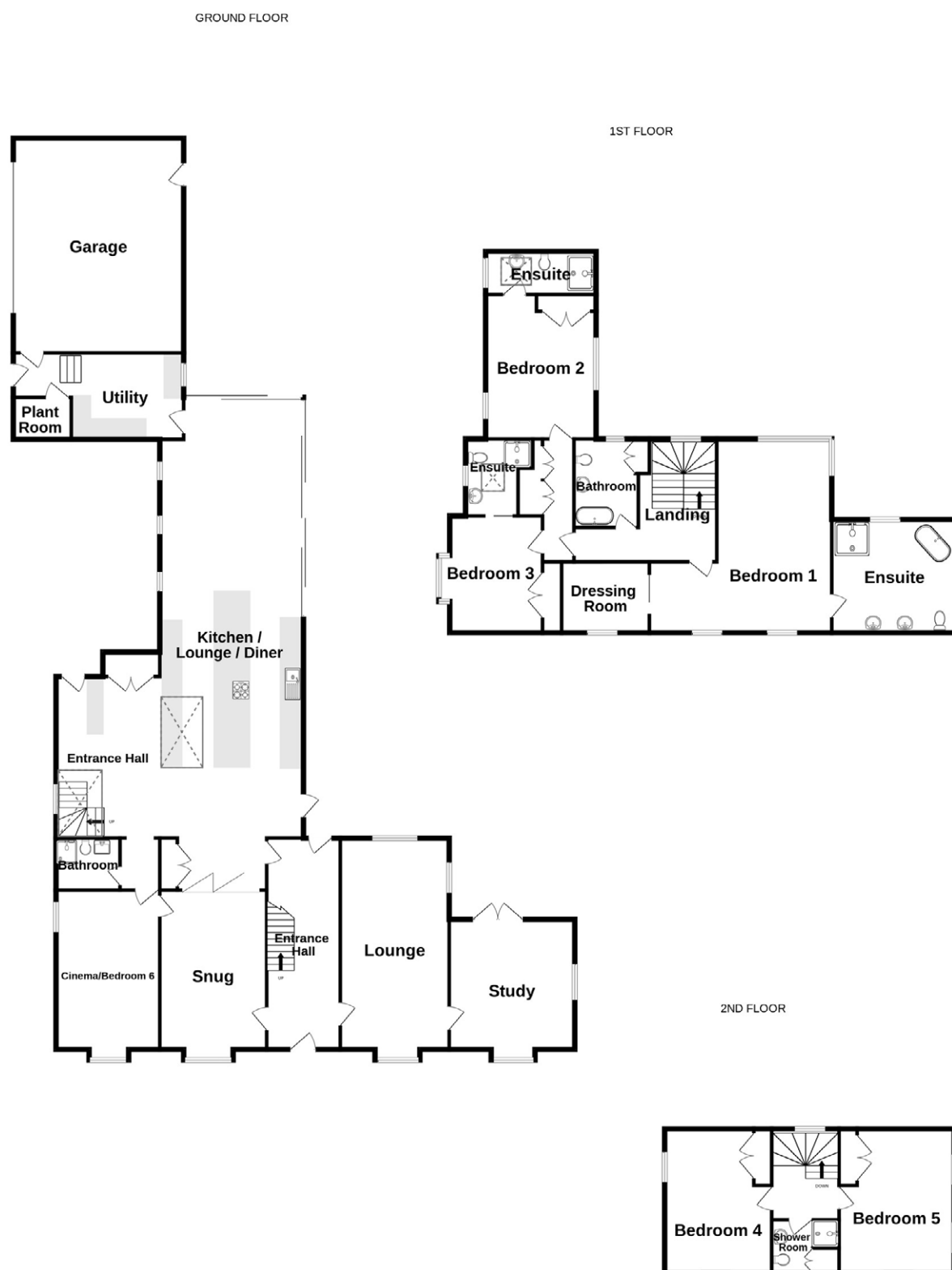








## Floorplan - Main House





## GROUND FLOOR

## Entrance hall

22'4 x 8' (6.8m x 2.4m)

## Lounge

25'9 x 11'9 (7.8m x 3.6m)

## Study

14'9 x 13'6 (4.5m x 4.1m)

## Snug

22'1 x 12' (6.7m x 3.7m)

## Cinema/ bedroom 6

17'6 x 11'5 (5.3m x 3.5m)

## Bathroom

7'8 x 4'9 (2.4m x 1.5m)

## Entrance hall

18'7 x 13'4 (5.7m x 4.1m)

## Open plan kitchen living

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

## APPLIANCES

- Liebherr fridge and freezer
- Kuppersbusch oven x 2 plus microwave
- Built in TV
- Kuppersbusch dishwasher
- Kuppersbusch 4 ring hob
- Falmec extractor fan

## Utility

12'9 x 9'4 (3.9m x 2.9m)

## APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- Hotpoint fridge freezer

## Rear lobby

6'4 x 4'2 (1.9m x 1.3m)

## Garage

23'6 x 18'7 (7.2m x 5.7m)

## FIRST FLOOR

## Landing

23' x 13'6 max (7m x 4.1m)

## Bathroom

9'9 x 9'6 (3m x 2.9m)

## Bedroom 1

23'2 max x 22'4 (7.1m x 6.8m)

## Dressing room

12'4 x 8'3 (3.8m x 2.5m)

## En-suite

13'7 x 12'4 (4.2m x 3.8m)

## Bedroom 2

17'1 x 12'2 (5.2m x 3.7m)

## En-suite

12'1 x 4'9 (3.7m x 1.5m)

## Bedroom 3

13'7 x 9'3 (4.2m x 2.8m)

## En-suite

9'2 x 9' (2.8m x 2.7m)

## Second Floor

## Landing

12'7 x 8' (3.9m x 2.4m)

## Bedroom 4

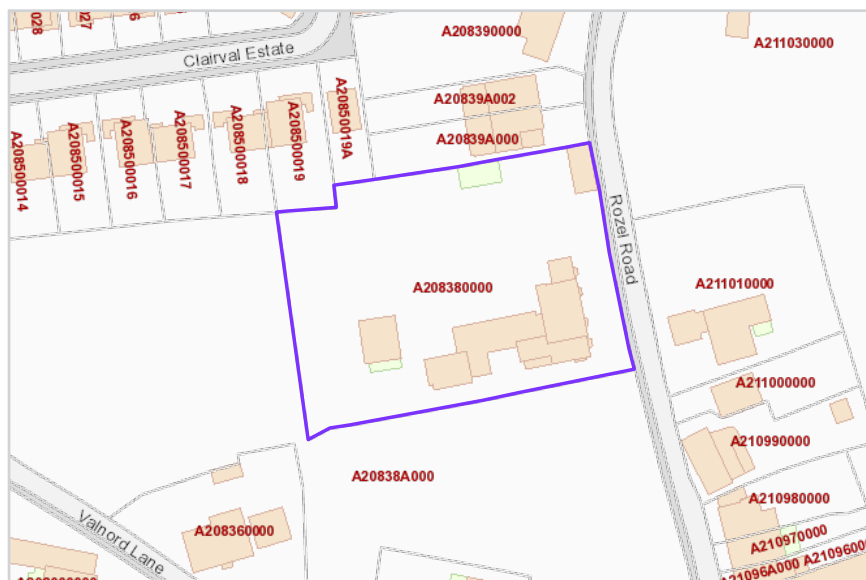
15'5 x 12'9 (4.7m x 3.9m)

## Shower room

8' x 7'4 (2.4m x 2.2m)

## Bedroom 5

15'7 x 12'5 (4.7m x 3.8m)





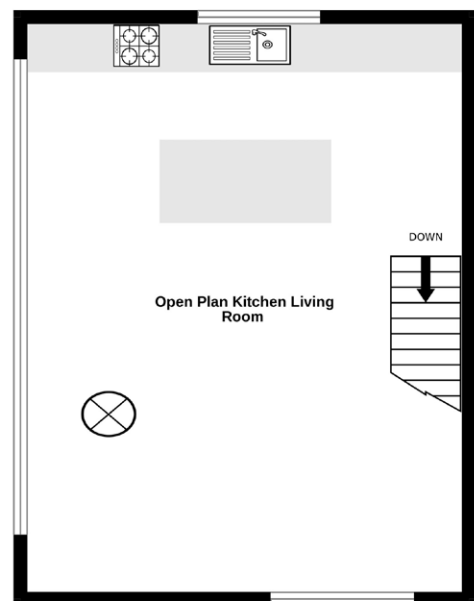
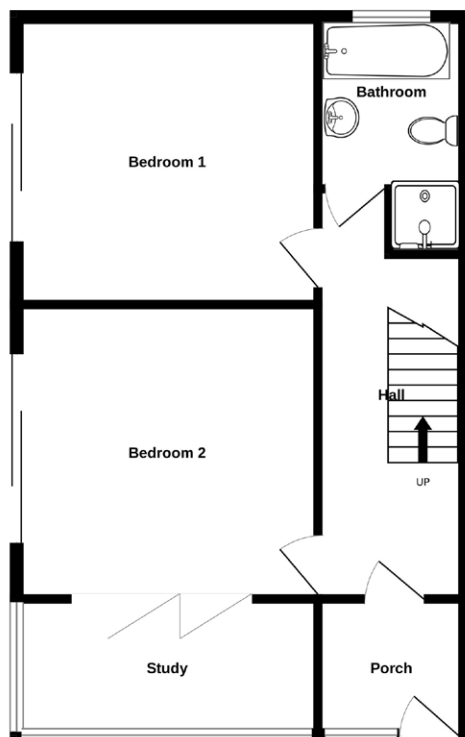








## Floorplan - The Lodge





## THE LODGE

### Ground Floor

#### Porch

6'1 x 5'9 (1.9m x 1.8m)

#### Entrance hall

18' x 6'1 (5.5m x 1.9m)

#### Bedroom 1

12'9 x 12'2 (3.9m x 3.7m)

#### Bedroom 2

12'9 x 12'6 (3.9m x 3.8m)

#### Study

12' x 5'9 (3.7m x 1.8m)

#### Bathroom

19'2 x 6'2 (5.8m x 1.9m)

## FIRST FLOOR

### Open plan

#### kitchen living

26'2 x 22' (8m x 6.7m)

#### APPLIANCES

- Siemens oven
- Siemens induction hob
- Falmec extractor fan
- Hotpoint dishwasher
- Hoover fridge freezer
- Hotpoint washer dryer

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, underfloor heating throughout in 'The Lodge', part aluminium double glazing, part timber double glazing.

**Expected rental income on 'The Lodge':** £2,500 pcm.

**Perry's ref:** 2 D3

**what3words:** exceeded.cakes.superbly

**TRP:** 864

## CONTACT OUR LOCAL MARKET TEAM



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