



The Myrtles

32 Les Canichers, St Peter Port, GY1 2LT

£595,000

LOCAL MARKET

SOLE AGENT

A charming prominent listed town house dating back from the 1500's with stunning elevated views and huge potential.

A rare opportunity to acquire this striking listed town house which is positioned in an elevated location on Les Canichers. Brimming with character and full of renovation potential, this property would be perfect for those looking to restore and modernise a wonderful home. Plans were passed in 2023 for an extension to the rear and the accommodation currently comprises 5 bedrooms, two bath/shower rooms, a kitchen, living room and separate dining room. With on street parking in the immediate area and a pleasant fore garden, viewing is recommended to appreciate all on offer.

Key facts



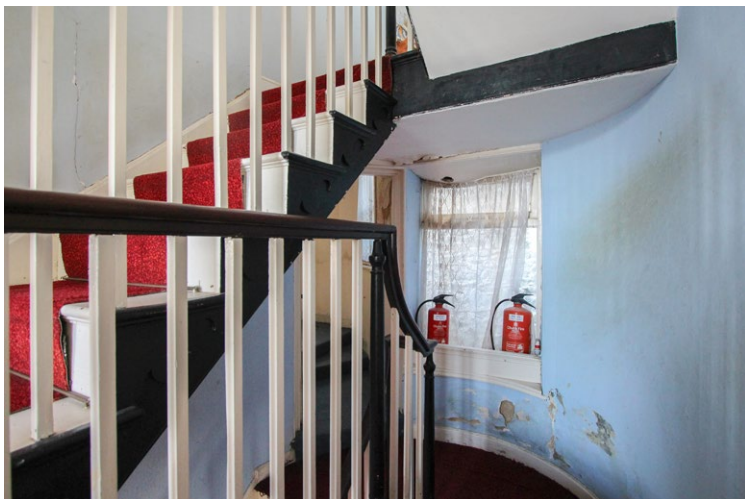
- Elegant traditional façade
- Original period features waiting to be restored
- Well proportioned accommodation
- Planning permission to extend granted in 2023
- Exciting project

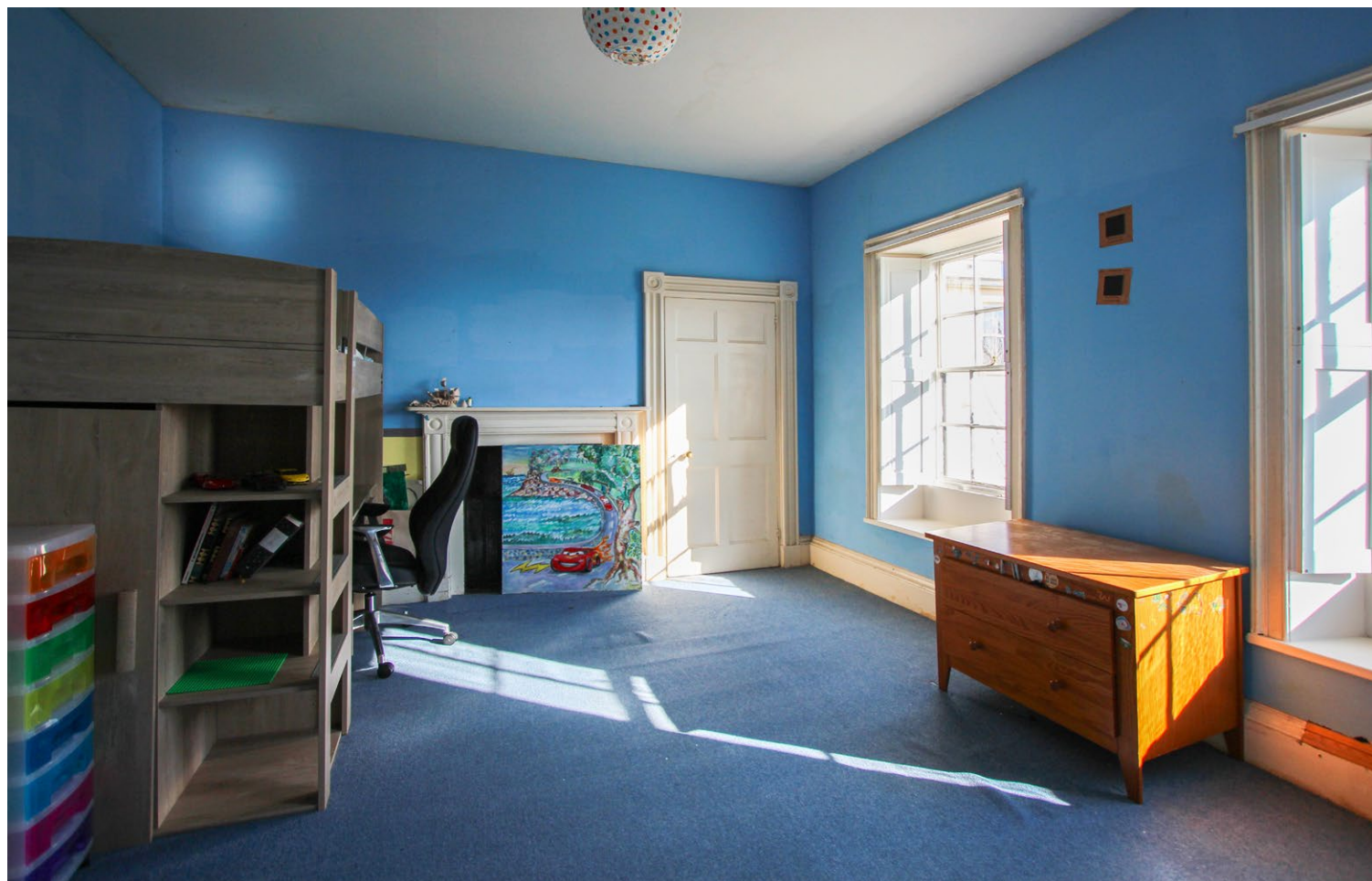
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GUERNSEY'S ESTATE AGENT





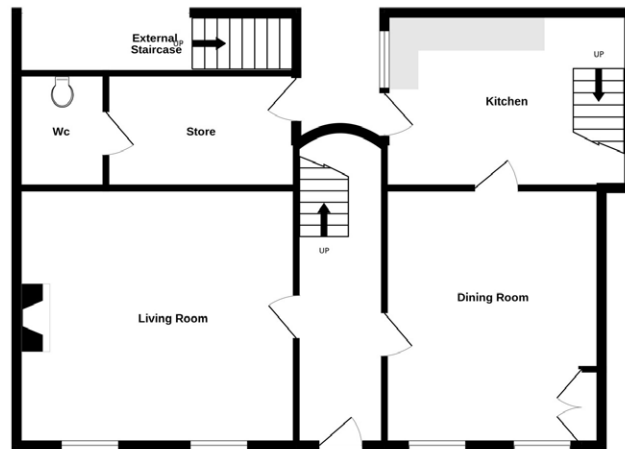






Floorplan

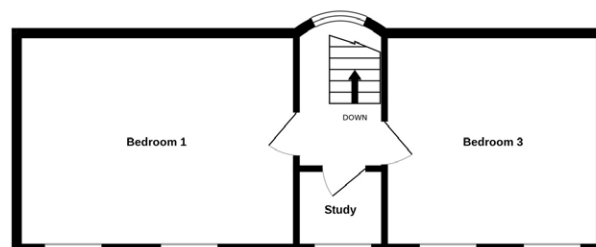
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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GROUND FLOOR

Entrance hall

Living room

16'3 x 15' (4.9m x 4.6m)

Dining room

15'3 x 12'7 (4.6m x 3.9m)

Kitchen

13'5 x 12'5 (4.1m x 3.8m)

Store

11' x 6'9 (3.4m x 2m)

WC

FIRST FLOOR

Landing

Bedroom 2

15'7 x 12'7 (4.7m x 3.9m)

Bedroom 4

14'2 x 12'7 (4.3m x 3.9m)

Bedroom 5

15'6 x 12'1 (4.7m x 3.7m)

Shower room

Rear landing

WC

Bathroom

9'3 x 8'2 (2.8m x 2.5m)

Second Floor

Study

Bedroom 3

13'5 x 12'6 (4.1m x 3.8m)

Bedroom 1

16'3 x 15' (4.9m x 4.6m)

EXTERNAL

The property is approached off Les Canichers via some steps leading up to a delightful fore-garden. To the rear is a small courtyard area and access on to Bruce lane. The property is surrounded by on street parking options.

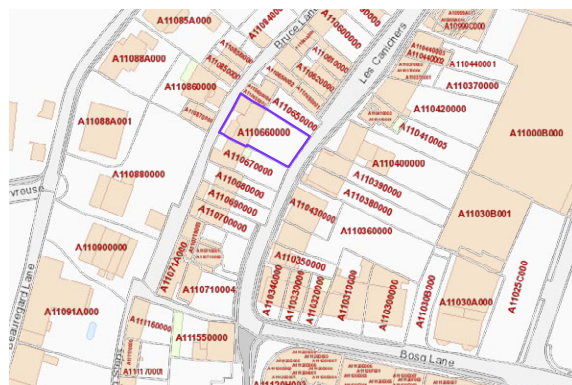
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, gas and electric heating, single glazed timber windows.

Perry's ref: 3 L4

what3words: everyone.noses.books

TRP: 249



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