



# Pres de L'Eglise

The Grange, St. Peter Port GY1 2QH

£995,000

OPEN MARKET

JOINT AGENT

This substantial detached Victorian house (circa 4000 sq ft), is situated within genuine walking distance of the Town centre, local well-regarded colleges and Candie Gardens.

Pres de L'Eglise offers elegant and spacious rooms spanning three floors. The accommodation comprises ample reception space and a kitchen on the ground floor with a further 4 / 5 bedrooms serviced by a bathroom and shower room over the following two floors. Externally, there is ample parking for numerous vehicles plus a garage and to the rear, an idyllic rear private garden – a rarity for such a central location. The property has had extensive external remedial works carried out in the past couple of years and offers an exciting opportunity for a discerning buyer to put their own stamp on this super family home.

School catchment: Vauvert primary, St Sampson's high. Walking distance to both Elizabeth College and Ladies College.

## Key facts

4/5 2 2

- Large detached 4/5 bedroom Victorian house
- Spacious accommodation
- Centrally located, easy walk to Town centre
- Requires upgrading and modernisation
- Ample parking and garage
- Enclosed rear garden and patio area

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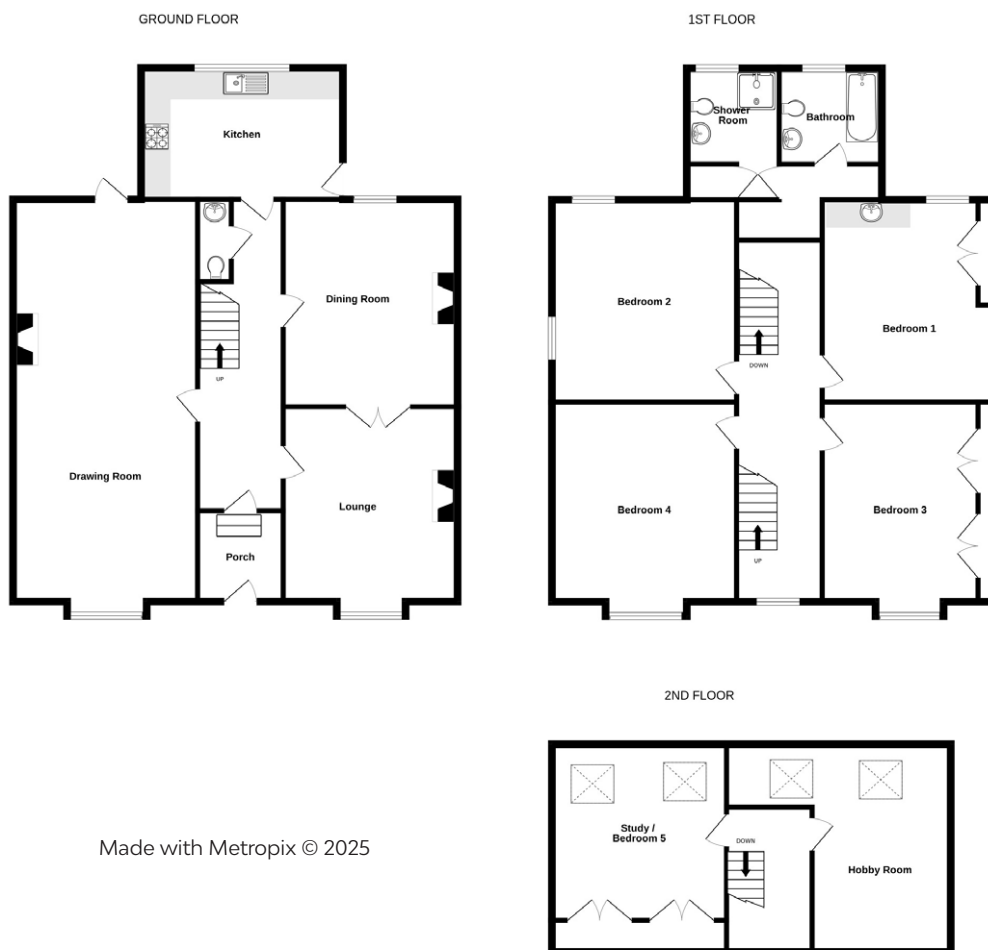








## Floorplan



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## GROUND FLOOR

### Entrance lobby

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

### Entrance hall

24'9 x 6' (7.5m x 1.8m)

### Drawing room

34'3 x 14'3 (10.3m x 4.2m)

### Dining room

15'5 x 13'4 (4.7m x 4.1m)

### Lounge

15'1 x 13'6 (4.6m x 4.1m)

### Kitchen

15' x 10' (4.6m x 3.1m)

#### APPLIANCES

- De Dietrich 4 ring hob
- Extractor
- Double oven
- Neff dishwasher
- Neff fridge/freezer

### Cloakroom

## FIRST FLOOR

### Half landing

7'7 x 6' (2.3m x 1.8m)

### Bathroom

7'1 x 6'8 (2.1m x 2m)

### Shower room

9'9 x 7'6 (3m x 2.4m)

### Front landing

25' x 6' (7.6m x 1.8m)

### Bedroom 1

15'11 x 12'10 (4.8m x 4m)

### Bedroom 2

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

### Bedroom 3

15'3 x 13'3 (4.6m x 4.1m)

### Bedroom 4

15'1 x 13'10 (4.6m x 4.2m)

## SECOND FLOOR

### Landing

### Study/Bedroom 5

13'4 x 13'11 (4.1m x 4.3m)

Access to eaves storage

### Hobby room

17'2 x 16'2 (5.2m x 4.9m)

## EXTERIOR

The property is approached over a tarmac drive which provides parking in front of the property for 1 - 2 cars with further tandem parking along the right hand side gable which further leads to a single garage. To the front of the

property is an area of lawn and mature mixed shrubbery.

To the rear of the property, a rarity for such a central Town location, is a delightful enclosed garden laid to lawn and partly paved, perfect for alfresco dining. Doors lead to the garden from both the kitchen and the drawing room.

## Garage

17' x 9' (5'2 x 2.7m)

Path with raised border to the side recently planted with apple and pear open to the rear garden.

## REAR

The rear garden is lawned, planted with shrubbery and trees and enclosed by high granite walls. Door to the kitchen.

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

**Services:** Mains electricity, water, drainage, oil central heating, uPVC double glazing.

**Perry's ref:** Town G7

**what3words:** helpline.retrospect.crystal

**TRP:** 391

## CONTACT OUR OPEN MARKET TEAM



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