



Orchard Hill

Rozel Road, St Peter Port, GY1 2DY

£3,195,000

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

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



**cooper
brouard**
GUERNSEY'S ESTATE AGENT







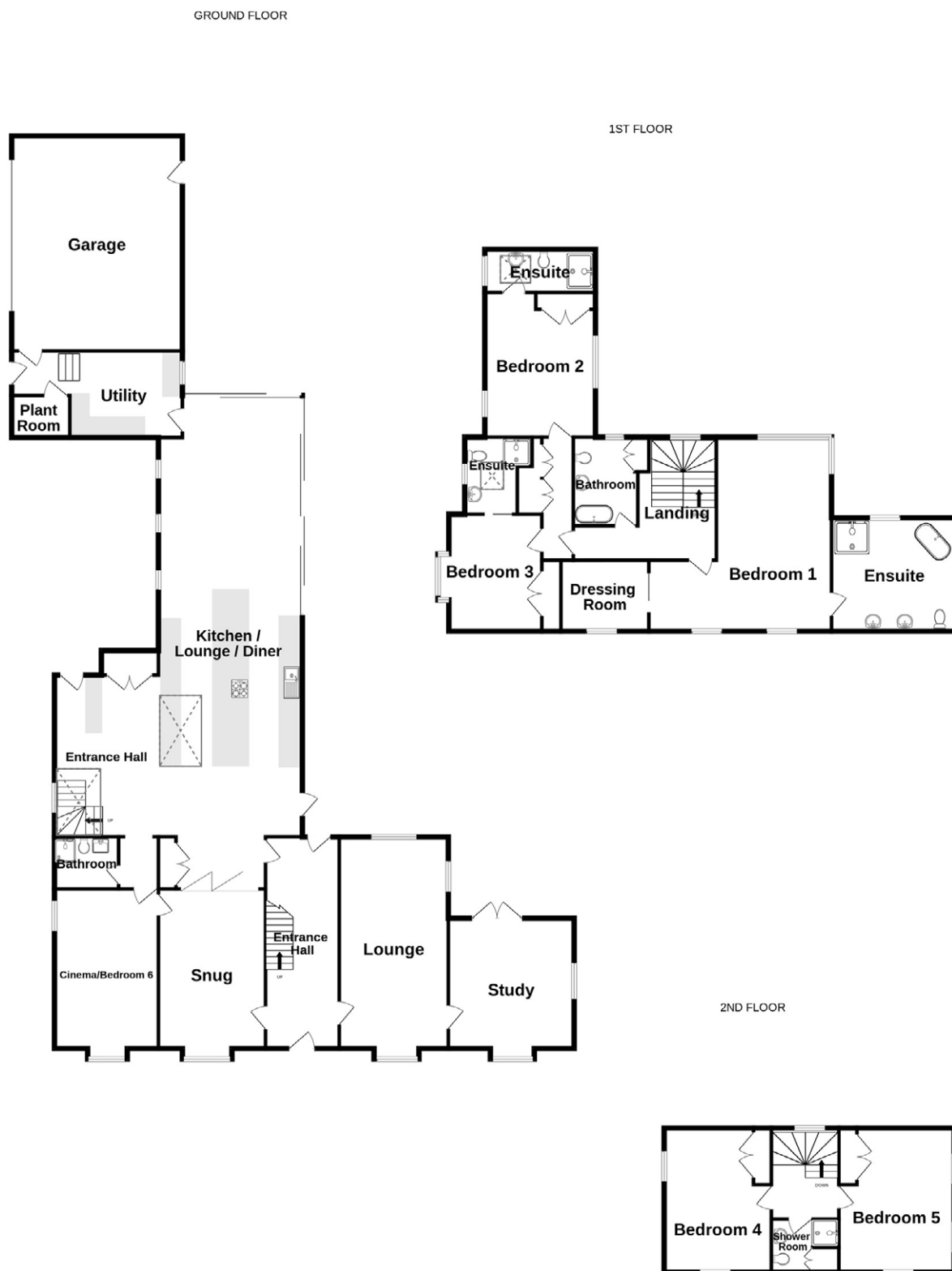








Floorplan - Main House



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

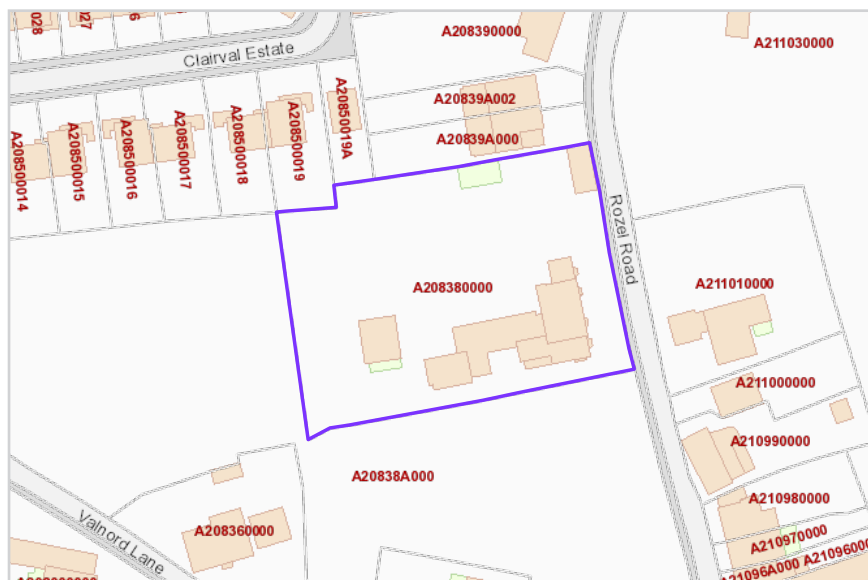
15'5 x 12'9 (4.7m x 3.9m)

Shower room

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

Bedroom 5

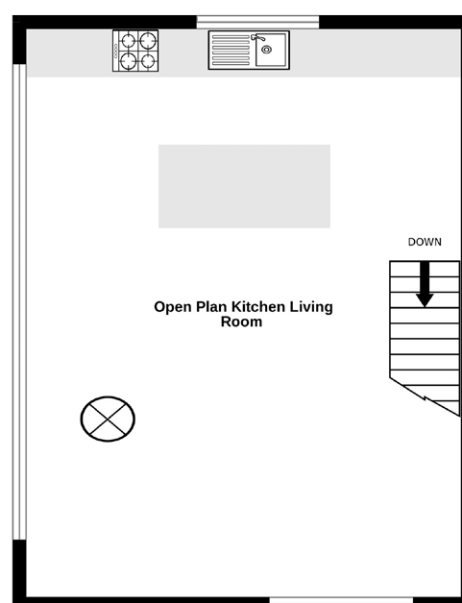
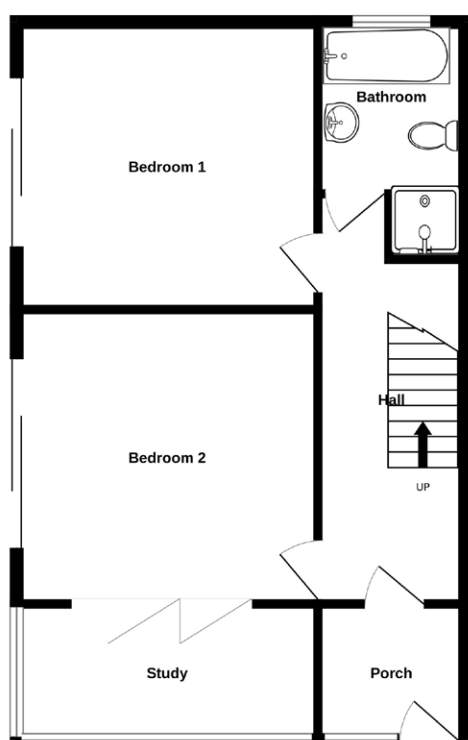
15'7 x 12'5 (4.7m x 3.8m)







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



Matt



Ben



Liz



Courtney



Hannah



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

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

