



Au Sommet

1, Fort Road, St Peter Port, GY1 1ZU

£3,995,000

OPEN MARKET

Situated on the prestigious Fort Road in an elevated position with sea views, this stunning detached family home offers four double bedrooms, all with en-suite bathrooms together with a detached Garden room which could serve as a fifth bedroom, also en-suite.

A fabulous modern kitchen/dining/living room features retractable doors on two sides that seamlessly extend the living area into the recently crafted designer gardens. This space boasts mature trees and bushes, a spacious terrace off the kitchen and dining area with an eye catching raised bed, pergola and grape vines.

This exceptional home, located in one of the most sought after residential areas, is within easy reach of the restaurants, shops and scenic cliff path walks that St Petet Port has to offer.

Key facts



- Immaculate and beautifully presented family home
- Close to Town and scenic cliff walks
- 4 spacious double bedrooms – all ensuite
- Excellent reception rooms and stylish kitchen/dining/living room
- Beautiful garden with detached guest studio/ 5th bedroom (ensuite).

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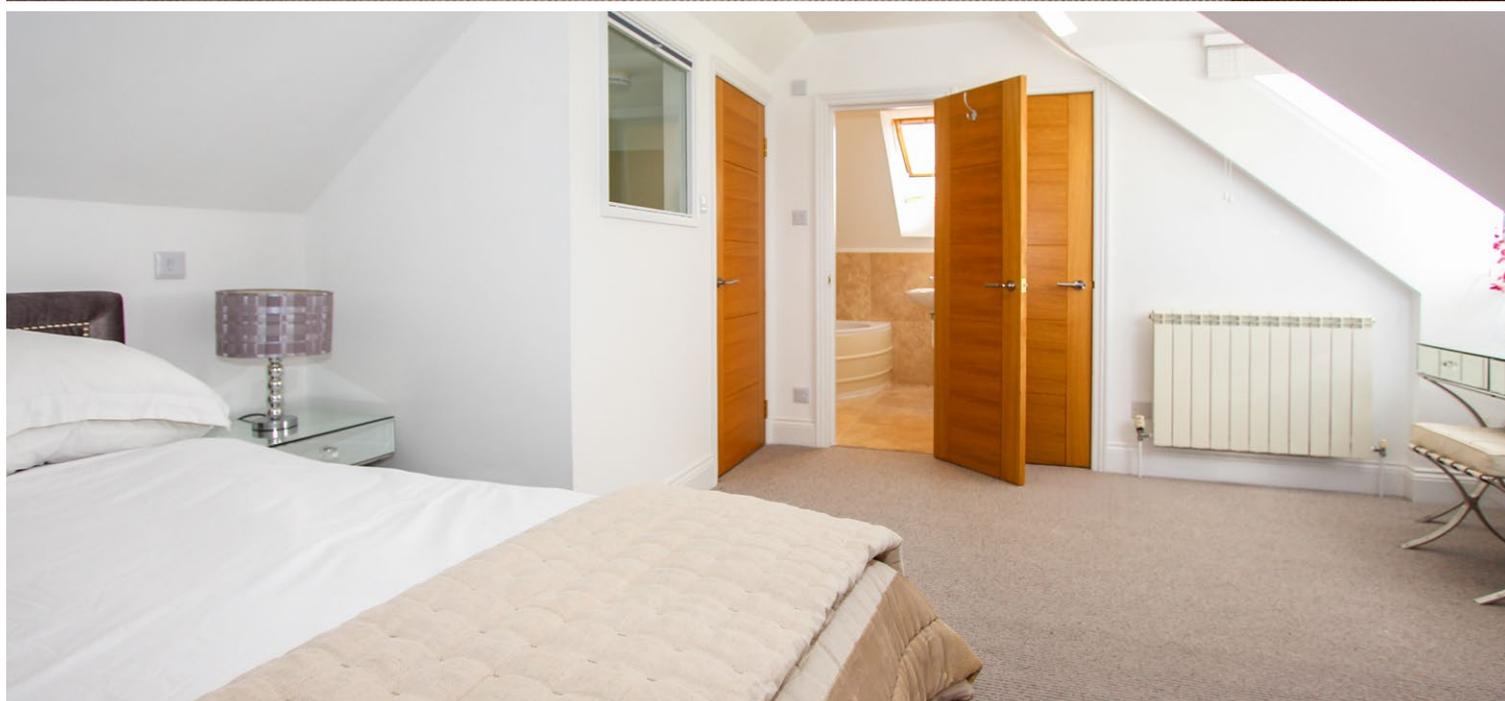


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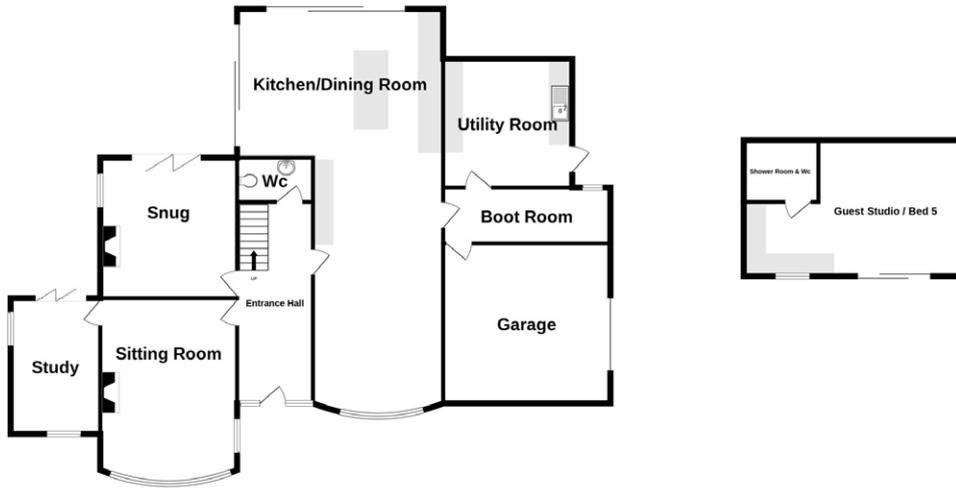




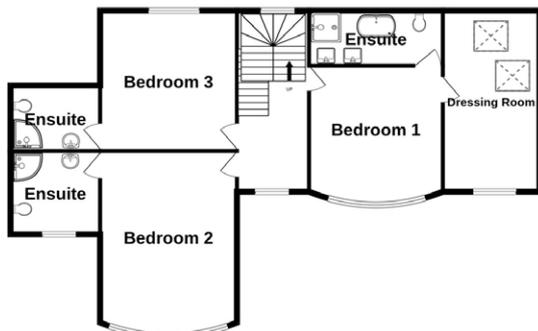


Floorplan

GROUND FLOOR
2092 sq.ft. (194.4 sq.m.) approx.



1ST FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



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TOTAL FLOOR AREA : 3561 sq.ft. (330.8 sq.m.) approx.
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Entrance hall

19'9 x 7'4 (5.4m x 2.2m)

Cloakroom

Sitting room

16'9 x 14' (5.1m x 4.3m)

Sea views

Study

13'6 x 8'2 (4.1m x 2.5m)

Snug

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

Kitchen/dining/ living room

38'5 x 12'8 + 14'7 x 9'6 (11.7m x 3.9m + 4.5m x 2.9m)

Sea views

APPLIANCES

- Neff oven
- Neff microwave and warming drawer
- Novy extractor
- AEG American style fridge/freezer
- Siemens dishwasher

Boot room

16' x 5'6 (4.9m 1.7m)

Utility room

13'5 x 8'5 (4.1m x 2.6m)

APPLIANCES

- Samsung washing machine
- Samsung dryer

FIRST FLOOR

Landing

17'4 x 6' max (5.3m x 1.8m)

Sea views

Bedroom 1

15'4 x 13'2 (4.7m x 4m)

Sea views

Ensuite Bathroom

13'3 x 8'10 (4.1m x 2.7m)

Ensuite dressing room

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

Sea views

Bedroom 2

17'8 x 14' (5.4m x 4.3m)

Sea views

Ensuite shower room

7'6 x 6'2 (2.3m x 1.9m)

Bedroom 3

14' x 13' (4.3m x 4m)

Ensuite shower room

7'9 x 5'4 (2.4m x 1.6m)

SECOND FLOOR

Bedroom 4

15'3 x 12'9 max (4.6m x 3.9m)

Sea views

Ensuite bathroom

6'5 x 6'2 (2m x 1.9m)

Storage/wardrobe

10'2 x 8'5 (3.1m x 2.6m)

Exterior

Smart paved drive and turning area providing ample parking and access to the

Double garage 16'2 x 15'6 (4.9m x 4.7m). Area of lawn. Oil tank.

At the rear and directly outside the kitchen and dining area is a large paved terrace which opens onto to a beautiful lawned garden with borders stocked with a variety of plants, shrubbery and trees. A large raised bed brings interest and height to the garden as does the oak pergola (linking the kitchen with the guest studio) and which will gradually become enveloped with a recently planted red and grape vines

The garden has a state of the art watering system and lights for evening impact.

The Guest Studio/5th bedroom 21'x 12'3 max (6.4m x 3.7m) has a small kitchen area with Neff fridge and an ensuite shower room. Ideal for a visiting guest or for those who need office space or room for a hobby.

Beside the utility room is a further sheltered area of paving with whirligig.

Planning permission was granted in December '25 for a further double garage to be erected which if desired, could enable the dressing room above to be extended at first floor level.

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

Services: Mains electricity, water and drainage. Oil electric heating. uPVC double glazing.

Finding the property:

Located near the roundabout at the top of Les Val des Terres and opposite the Fort George green.

Perry's ref: 25 F3

what3words: escaping. websites.restrict

TRP: 472

CONTACT OUR OPEN MARKET TEAM



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