



# Fermain House

Fermain Road, St Peter Port, GY1 2TD

## £3,950,000

OPEN MARKET

SOLE AGENT

Occupying an elevated corner plot along the desirable Fermain Road, Fermain House is a beautifully appointed detached Open Market residence offering spacious and versatile accommodation.

The property combines generous proportions with high-quality finishes, featuring a superb kitchen/dining room opening onto the sun terrace, multiple reception rooms, and four en suite double bedrooms — including a principal suite with dressing room and balcony enjoying sea views. A versatile studio suite, integral garage, driveway parking and easily managed landscaped gardens further enhance this outstanding home.

Ideally positioned within easy reach of St Peter Port and St Martin's village, Fermain House presents an exceptional opportunity to acquire a substantial family home or refined lock up and leave property in one of the island's most sought after residential locations.

## Key facts



- Substantial Open Market home, prime location
- Four double bedrooms, all with en suite
- Stylish kitchen/dining room with bi fold doors to sun terrace
- East Coast sea and island 1st floor views
- Versatile studio/guest suite
- Ideal main residence or lock up and leave

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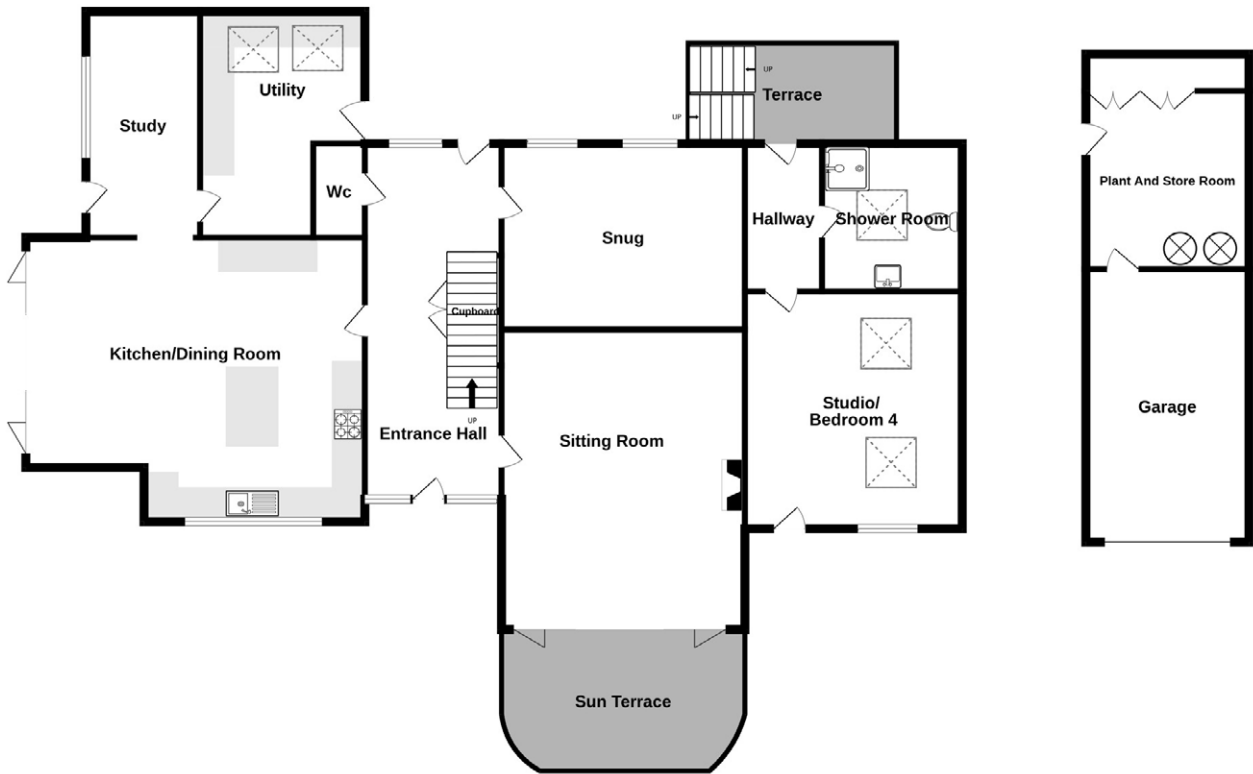




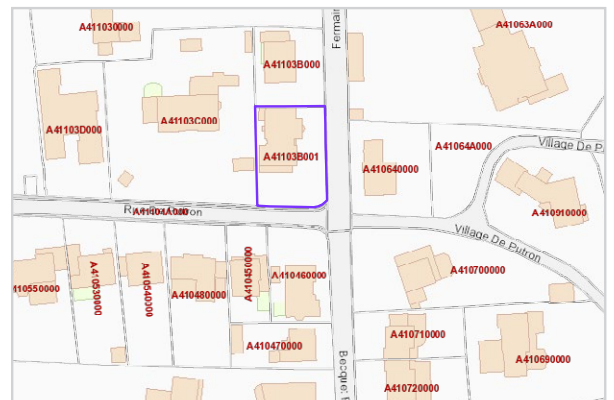
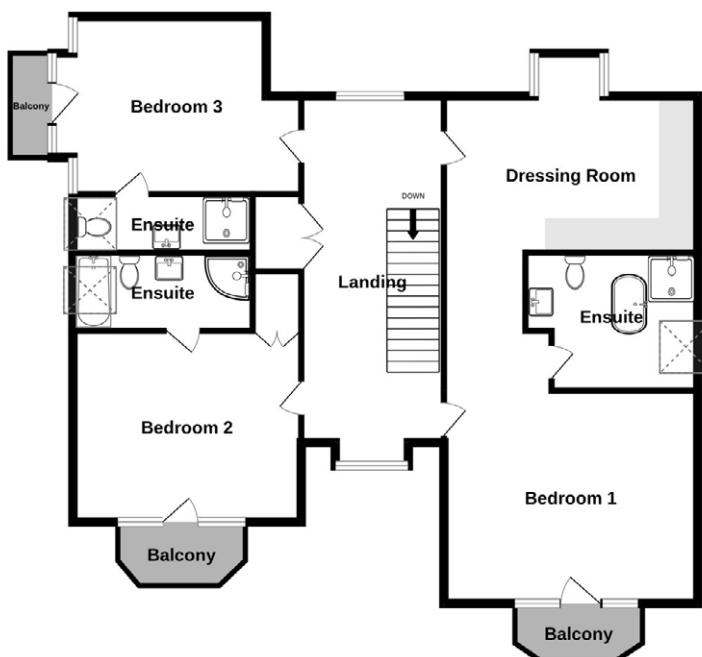
# Floorplan

GROUND FLOOR

LOWER GROUND FLOOR



1ST FLOOR



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## MAIN HOUSE GROUND FLOOR

### Entrance hall

23'4 x 9' (7.1m x 2.7m)

### Sitting room

19'9 x 16' (6m x 4.9m)

### Snug

14' x 12'2 (4.3m x 3.7m)

### Kitchen/dining room

22'9 x 18'6 (6.9m x 5.6m)

#### APPLIANCES

- Rangemaster electric oven
- Gas hob
- Extractor fan
- Miele dishwasher
- Bosch American style fridge/freezer

### Study

14' x 7'4 (4.3m x 2.2m)

### Utility

14' x 11'2 max (4.3m x 3.4m)

#### APPLIANCES

- Miele washing machine
- Miele tumble dryer

### WC

## FIRST FLOOR

### Landing

23'4 x 9' (7.1m x 2.7m)

### Bedroom 1

16' x 13'6 (4.9m x 4.1m)

### En-suite bathroom

11' x 9' (3.4m x 2.7m)

### Dressing room

15'10 x 8'10 (4.8m x 2.7m)

### Bedroom 2

16' x 12' (4.9m x 3.7m)

### En-suite bathroom

11'1 x 5' (3.4m x 1.5m)

### Bedroom 3

16' x 11' (4.9m x 3.4m)

### En-suite shower room

11'9 x 3'9 (3.6m x 1.1m)

Self-contained Studio

Accessed off exterior staircase and small terrace

### Hallway

9'4 x 4'4 (2.9m x 1.3m)

## Bedroom 4 (in studio)

13'2 x 10'4 (4m x 3.2m)

## En-suite shower room

10' x 7'2 (3.1m x 2.2m)

## Lower Ground Floor

## Boiler room

## Plant & services room

10'8 x 8'6 (3.3m x 2.6m)

## Garage

19'2 x 11' (5.8m x 3.4m)

## EXTERIOR

A paved driveway to the front of the property provides parking and access to the garage, and steps lead up to the front door of the house. The mainly south facing gardens are enclosed by mature hedging, with shrub borders and a large, paved sun terrace adjacent to the bifold doors leading off the kitchen diner.

**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 to the ground floor and bathrooms, timber double glazing.

**Perry's ref:** 25 F5

**what3words:** mentions.cats.vine

**TRP:** 305

## CONTACT OUR OPEN MARKET TEAM



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