



Pen-Y-Bryn

Les Gravees, St Peter Port GY1 1RL

A smartly renovated Victorian villa registered as Part A on the Open Market.

The property offers an elegant sitting room, excellent kitchen/living space and five double bedrooms. Externally there is parking for five cars and a small low maintenance garden. Plans have been passed to extend the accommodation and create further bedrooms, if desired.

The property in the past has benefitted from income derived from the rear car park – this was achieving approximately £37,000 per annum.

School catchment: Vauvert primary and Mare de Carteret High

£1,550,000

OPEN MARKET

SOLE AGENT

Key facts



- Renovated impressive Victorian villas
- On the western outskirts of St Peter Port
- Potential to extend and develop
- Parking and low maintenance garden
- Potential to let parking spaces to the rear

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



 cooper
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GUERNSEY'S ESTATE AGENT

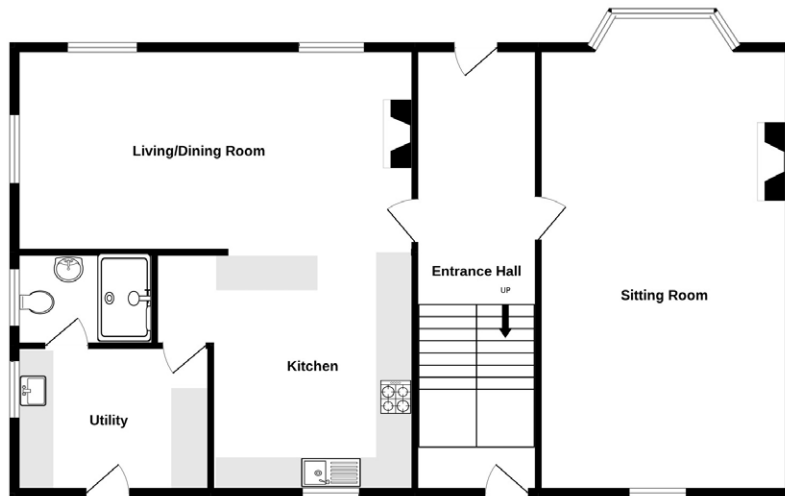




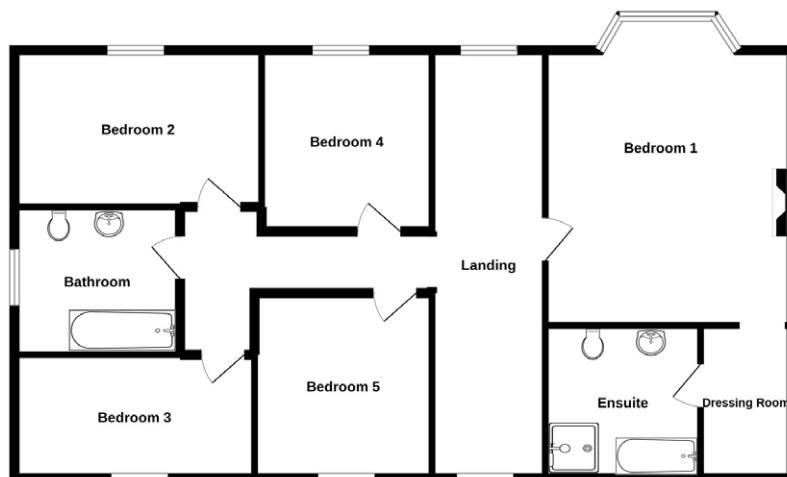


Floorplans

GROUND FLOOR



1ST FLOOR



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Entrance hall

25'2 x 6'10 (7.7m x 2.1m)

Entrance hall

25'2 x 6'10 (7.7m x 2.1m)

Sitting room

26'5 x 14'6 (8m x 4.5m)

Marble fireplace with multi-fuel stove

Kitchen/Dining/

Living room

23'7 x 12' with 10'11 opening to 12'2 x 10'8 (7.2m x 3.7m with opening to 3.7m x 3.3m)

Multi fuel stove in the living area.

Cream and light wood kitchen units with granite worktops.

APPLIANCES

Smeg oven, Neff 5 ring hob, Bosch fridge/freezer, Neff dishwasher

Utility

10'8 x 9'4 (3.3m x 2.9m)

Wood base and wall units.

APPLIANCES

Electrolux Wascator, 2 Hotpoint washing machines

Shower room

8'2 x 4'3 (2.5m x 1.3m)

3 piece white suite

FIRST FLOOR

Landing

18'8 x 6'9 + 24' x 3' (5.7m x 2m + 7.3m x .9m)

Oak flooring throughout the first floor. Staircase to unconverted attic.

Bedroom 1

16'3 x 14'5 (4.9m x 4.4m)

Dressing room

8'8 x 5'5 (2.7m x 1.7m)

Ensuite bathroom

12'7 x 9' (3.9m x 2.7m)

4 piece suite white suite

Bedroom 2

11'2 x 10'9 (3.4m x 3.3m)

Bedroom 3

10'8 x 9'5 (3.3m x 2.9m)

Bedroom 4

10'9 x 9'9 (3.3m x 3m)

Bathroom

7'3 x 6'2 (2.2m x 1.9m)

Bedroom 5

10'8 x 10'2 (3.3m x 3.1m)

EXTERIOR

Low height wall to the pavement with pedestrian gate to paved forecourt 45' x 17'2 (13'7m x 5.2m). Door to the garage and front door.

Vehicular access along the right gable to the Garage 19'3 x 10'7 (5.9m x 3.3m) and Car Port 17'2 x 16' (5.2m x 4.9m). Space for 2 cars. Triano oil boiler. Pedestrian gate within the lap fencing to a decked south facing garden with wooden garden shed and enclosed by more lap fencing.

Beyond the domestic curtilage is a land area currently providing parking for 16 vehicles

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

Services: Mains electricity, gas, water and drainage. Underfloor central heating. uPVC double glazing. Telephone available in every bedroom.

Finding the property: From the filter at the top of the Grange head towards Ladies College, turn left just before the triangle and Pen-Y-Bryn is located on the left hand side.

Perry's ref: 17 E5

what3words: lowers.tribally.stripes

TRP: 284 (3056 sq ft total)

CONTACT OUR OPEN MARKET TEAM



Matt



Ross



Ben



Liz



Courtney