



Santa Maura

Rue des Crabbes, St Saviour, GY7 9QL

£2,850,000

OPEN MARKET

SOLE AGENT

A substantial detached Victorian villa dating back to the early 1900s, this impressive home is prominently positioned in the sought-after rural parish of St Saviour's.

Santa Maura offers generous living spaces complemented by six well-proportioned bedrooms, serviced by four bathrooms and en-suites, along with an additional WC. Spread across three floors, the upper levels boast distant West coast sea views. Externally, the property is set within approximately 4.4 acres of land featuring a substantial garage/workshop, ample parking and a greenhouse. Viewing is highly recommended to fully appreciate all that is on offer..

Key facts



- Elegant Victorian Villa
- Spacious and versatile living
- 6 bedrooms + 4 bath/shower rooms
- Set with approx. 4.4 acres of land
- Garage/workshop and ample parking
- Superb family home

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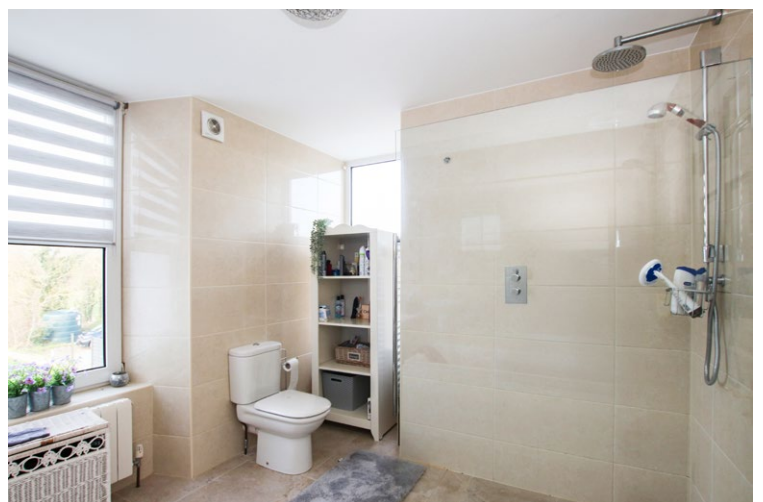
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GUERNSEY'S ESTATE AGENT









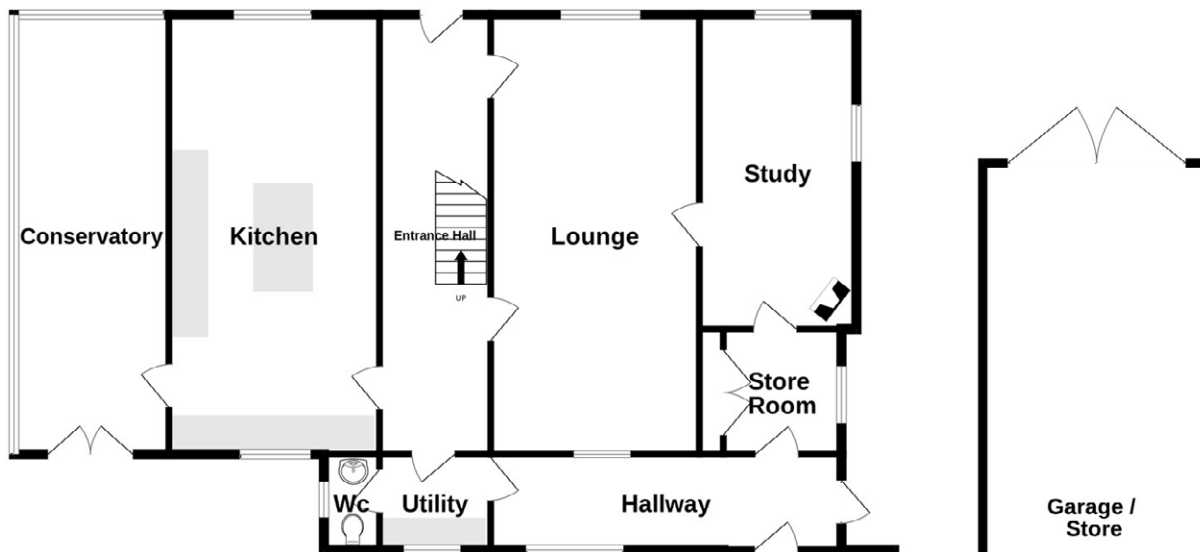




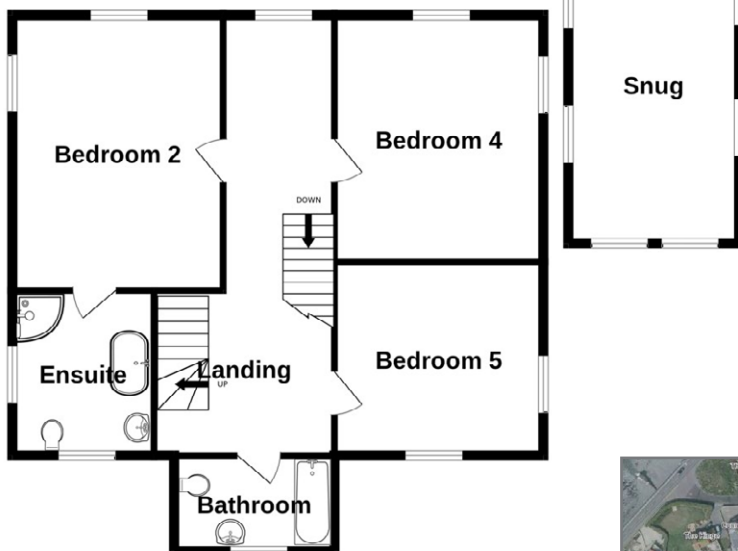


Floorplan

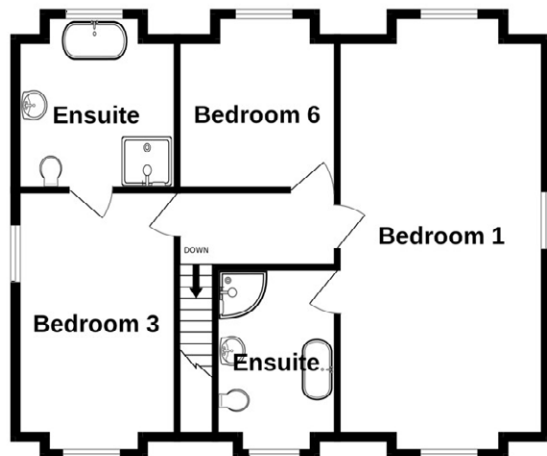
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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GROUND FLOOR

Entrance hall

27'6 x 6'6 (8.2 x 2m)

Kitchen/diner

25'5 x 12'2 (7.7m x 3.7m)

APPLIANCES

- Rangemaster oven and extractor
- Hotpoint dishwasher
- Hotpoint fridge freezer

Conservatory

25'7 x 9'1 (7.8m x 2.8m)

Lounge

25'5 x 12' (7.7m x 3.7m)

Study

18'2 x 9'4 (5.5m x 2.9m)

Store

6'7 x 6'1 (2m x 1.9m)

Rear hall

20'2 x 6'9 (6.1m x 2m)

Utility

6'5 x 5'7 (2m x 1.7m)

APPLIANCES

- Hotpoint washing machine,
- Hotpoint tumble dryer

WC

Snug

18'7 x 9'7 (5.7m x 3m)

First Floor

Landing

25'6 x 6'5 (7.8m x 2m)

Bedroom 2

16'8 x 12'4 (5m x 3.8m)

En-suite

8'9 x 8'2 (2.7m x 2.5m)

Bedroom 4

14'4 x 12'2 (4.4m x 3.7m)

Bedroom 5

12'3 x 10'6 (3.7m x 3.2m)

Bathroom

9'6 x 5'6 (2.9m x 1.7m)

Second Floor

Bedroom 1

25'6 x 12'9 (7.8m x 3.9m)

En-suite

11'4 x 7'1 (3.5m x 2.1m)

Bedroom 6

10'4 x 9'1 (3.2m x 2.8m)

Bedroom 3

14'9 x 9'2 (4.5m x 2.8m)

En-suite

12'7 x 10'1 (3.9m x 3.1m)

EXTERNAL

The property is approached off the road through two sets of electric gates onto a drive way area which leads around to the back of the property and provides parking for ample vehicles. There is a detached garage / workshop which measures 44'6 x 14'1 (13.4m x 4.3m) and a large greenhouse to the back of the plot which is handily accessible via track leading down from the parking area. The plot measures approx. 4.4 acres (11 verges).

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating with under floor in all bathrooms and the kitchen, uPVC double glazing with new windows recently installed on the top floor.

Perry's ref: 13 F5

what3words: barring.defeated.craftsman

TRP: 1928

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