



# Damouettes Lodge

£2,550,000

Damouettes Lane, St Peter Port GY1 1ZT

OPEN MARKET

This stunning Art Deco home has been lovingly extended and stylishly renovated by the current owners to create a spacious home perfect for entertaining.

Conveniently located down a quiet lane on the outskirts of St Peter Port, Damouettes Lodge offers up to four good sized bedrooms with incredibly flexible living space alongside an additional office suite accessed from the extensive parking area with magnificent views over the valley.

The west facing lawned garden, complete with entertainment deck, barbecue area and covered dining space offers multiple options for Al Fresco dining while admiring the beautiful rural setting.

School catchment: St Martin's Primary and Les Beaucamps High

## Key facts



- Stunning newly renovated Art Deco home
- Excellent reception space perfect for entertaining
- Quiet yet convenient location on the outskirts of St Peter Port
- Offering four bedrooms and two bathrooms
- Landscaped gardens perfect for Al-Fresco dining

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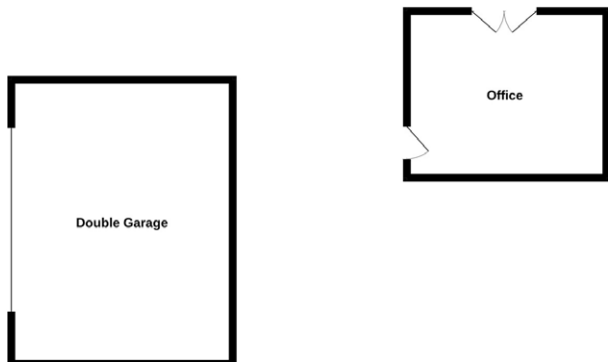




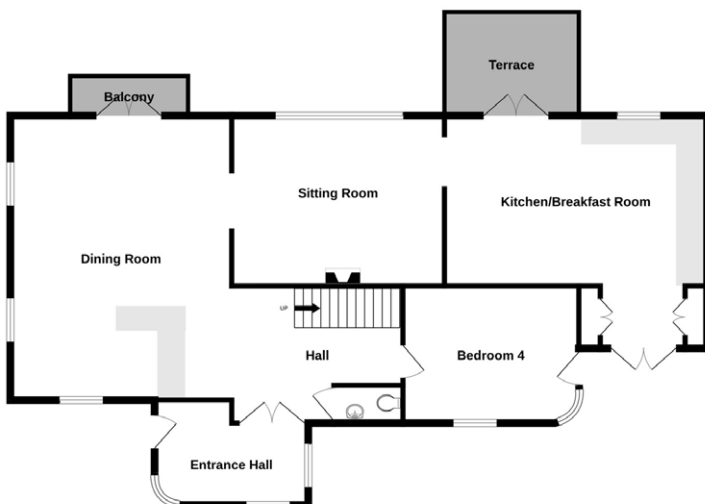


# Floorplan

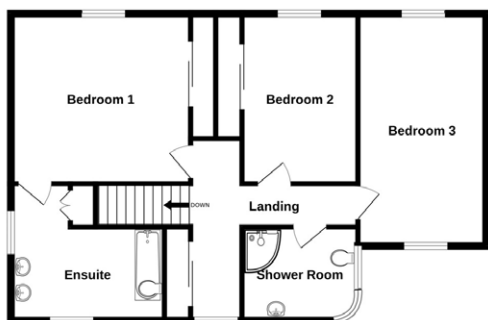
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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## Entrance hall

11'8 x 7'10 max (3.6m x 2.4m)

## Hall

13' x 10'4 reducing to 3'5 (4m x 3.2m, 1m)

## Separate WC

7'8 x 2'6 (2.3m x 0.8m)

## Bedroom 4

13'5 x 10'3 (4.1m x 3.1m)

## Dining room

21'8 x 16'9 (6.6m x 5.1m)

## Balcony

## Sitting room

16'2 x 12'9 (4.9m x 3.9m)

## Kitchen/Breakfast room

19'9 x 16'5 reducing to 12'10 (6m x 5m, 3.9m)

### APPLIANCES

- Rangemaster cooker
- Integrated drinks fridge
- Integrated Zanussi dishwasher
- Hoover tumble dryer
- AEG washing machine

## FIRST FLOOR

### Landing

15'2 reducing to 4'6 x 13'7 reducing to 2'9 (4.6m, 1.4m x 4.1m, 0.8m)

### Bedroom 1

13'8 x 13' (4.2m x 4m)

### Ensuite bathroom

10'3 x 10' (3.1m x 3.1m)

### Bedroom 2

13' x 8'9 (4m x 2.7m)

### Shower room

9' x 6'9 (2.7m x 2.1m)

### Bedroom 3

16'3 x 8'2 (5m x 2.5m)

## Lower Ground Floor

### Office

15'3 x 12'3 (4.6m x 3.7m)

## EXTERIOR

### Double garage

22' x 16'8 (6.7m x 5.1m)

The property is approached over a gravel driveway with stairs that lead up to the front door.

To the rear the garden is laid to lawn with a wooden terrace and elevated garden room with views over the neighbouring agricultural land.

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

**Services:** Mains electricity, water and drainage, oil fired heating, electric under floor heating in both bathrooms and kitchen/diner, uPVC double glazing. The facade and roof have been insulated and finished to a high standard by P3 providing an ambient temperature all year round plus reduced heating costs.

**Finding the property:** Travelling down Damouettes Lane from the St Peter Port direction follow the road as it bends

to the left then right before opening out facing the agricultural fields. Damouettes Lodge is the second Art Deco house on the road on the right hand side.

**Perry's ref:** 25 F5

**what3words:** tramway.lungs.decimals

**Open Market Register:** D228

## CONTACT OUR OPEN MARKET TEAM



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