



Courtil Brock

Doyle Road, St Peter Port, GY1 1RF

£4,900,000

OPEN MARKET

Dating from 1810, this substantial detached Georgian residence presents a rare opportunity to acquire a home of exceptional character and heritage in a convenient St Peter Port location.

The property provides five generously proportioned bedroom suites together with an impressive range of reception rooms and dedicated home cinema.

The mature grounds, which feature an oak tree planted by Henry Brock himself over 200 years ago, are beautifully established and feature a tranquil koi pond, raised garden and paved terraces alongside ample parking and a double garage with storage above.

Ideally positioned near to Elizabeth College, The Ladies' College and the amenities of St Peter Port, this exceptional residence combines architectural heritage and generous accommodation and is a home of genuine distinction.

Key facts



- Substantial listed Georgian home
- Built in 19th century
- Five bedroom suites
- Ample reception rooms including home cinema
- Parking for numerous vehicles plus garaging
- Mature well stocked gardens, koi pond & terraces

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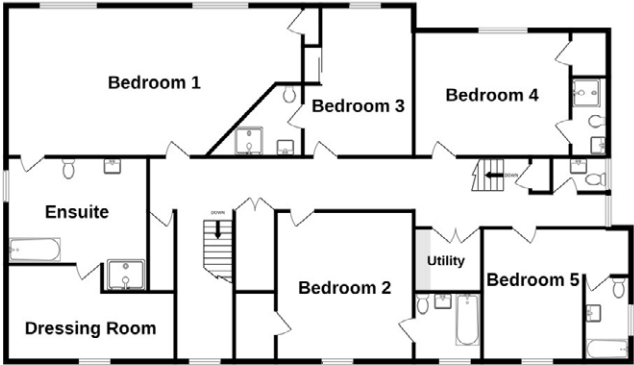
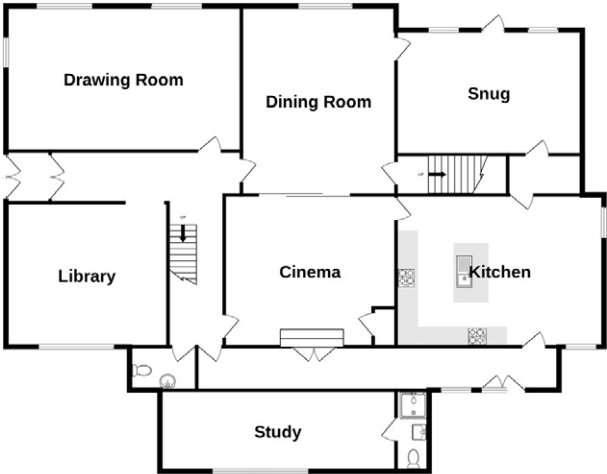




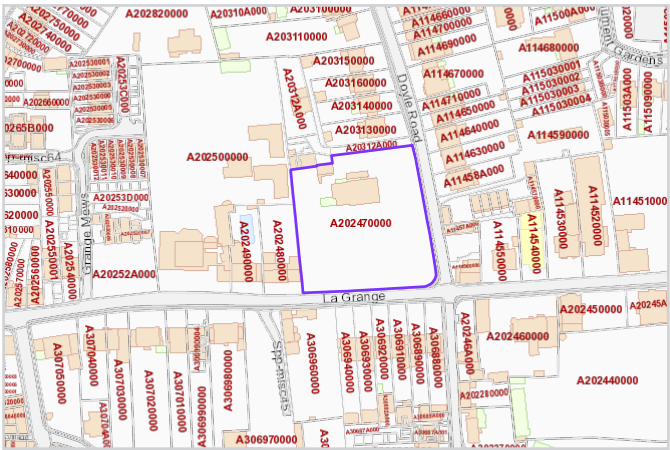
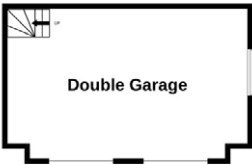
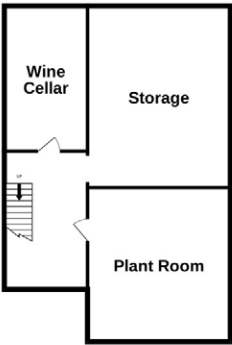
Floorplan

1ST FLOOR

GROUND FLOOR



BASEMENT



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Lower Ground Floor	Snug 22'3 x 13'3 (6.8m x 4.1m)	WC 8'4 x 3'11 (2.6m x 1.2m)	Bedroom 4 14'10 x 13'6 (4.6m x 4.1m)	Double garage 27'1 x 15'5 (8.2m x 4.7m)
Hallway 16'2 x 7'4 (4.9m x 2.2m)	Inner hall 5'9 x 3'7 (1.8m x 1.1m)	Hall 16'4 x 8' (5m x 2.5m)	En-suite 8'7 x 4'4 (2.7m x 1.3m)	Complete with floor above. Cobbled courtyard.
Plant room 18'4 x 14'10 (5.6m x 4.6m)	Kitchen 24'11 x 13'11 (7.6m x 4.3m)	Library 18'2 x 12'11 (5.5m x 4m)	WC 5'4 x 3'4 (1.6m x 1m)	The mature well stocked gardens surround the front of the property and host a paved terrace, koi pond and raised garden area plus a substantial oak tree which was planted by the original owner over 200 years ago.
Store room 20'2 x 16'5 (6.1m x 5m)	APPLIANCES • De Dietrich hob • De Dietrich extractor • Bosch oven • Bosch microwave • Aga • Gagemau grill, • Fridge freezer in cupboard under stairs	Landing 31'3 x 5'2 (9.5m x 1.6m)	Bedroom 5 12'9 x 12'2 (3.9m x 3.7m)	
Wine cellar 16'4 x 9'4 (5m x 2.9m)		Bedroom 1 31' x 15'9 (9.4m x 4.8m)	En-suite 8'7 x 5'7 (2.7m x 1.7m)	
GROUND FLOOR		En-suite 14'8 x 10'4 (4.5m x 3.2m)	Utility 6'10 x 4'6 (2.1m x 1.4m)	Price to include: Fitted carpets, curtains, light fittings and appliances as listed.
Entrance lobby 6' x 5'11 (1.8m x 1.8m)	Rear hall 45'5 x 4' (13.8m x 1.2m)	Dressing room 18'5 x 8'7 (5.6m x 2.7m)	APPLIANCES • Hoover tumble dryer • Hotpoint washing machine	Services: Mains electricity and water, mains drainage, oil fired central heating, single timber glazing.
Entrance hall 21' x 16'4 (6.4m x 5m)	Cinema 17'5 x 14'9 (5.3m x 4.5m)	Bedroom 2 14'10 x 13'9 (4.6m x 4.2m)	EXTERIOR The property is accessed from Doyle Road onto a large driveway laid to tarmac which provides parking for numerous vehicles and access to the;	Perry's ref: 5 G6
Drawing room 25'10 x 17' (7.9m x 5.2m)	Study 27'5 x 8'7 (8.4m x 2.7m)	En-suite 7'2 x 6'9 (2.2m x 2m)		what3words: overshot.infinite.puzzle
Dining room 19'7 x 16'8 (6m x 5m)	Shower room 8'2 x 3'3 (2.5m x 1m)	Bedroom 3 15'9 x 14'8 (4.8m x 4.5m)		TRP: 869
		En-suite 8'3 x 4'6 (2.5m x 1.4m)		

CONTACT OUR OPEN MARKET TEAM



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