



SOLE
AGENT

Landfall

Fort Road | St Peter Port | GY11ZU

This spacious open market family home is offered to the market in need of upgrading throughout but offers excellent development potential. The property is perfectly habitable and sits on a large plot in a highly desirable St Peter Port location with quiet lanes, cliff paths and central town all a short walk away. The spacious accommodation comprises large lounge, sun lounge, kitchen/breakfast room, dining room, study, three double bedrooms, dressing room, a bathroom and a WC. To the rear of the property is a large, private garden predominantly laid to lawn with a mature border and a small patio. There is a detached garage/workshop and the front drive provides parking for a number of vehicles.

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

£1,050,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS

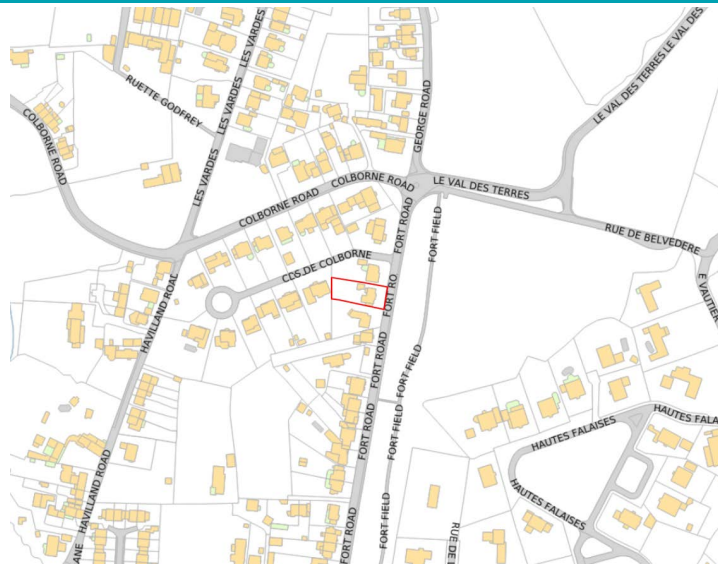
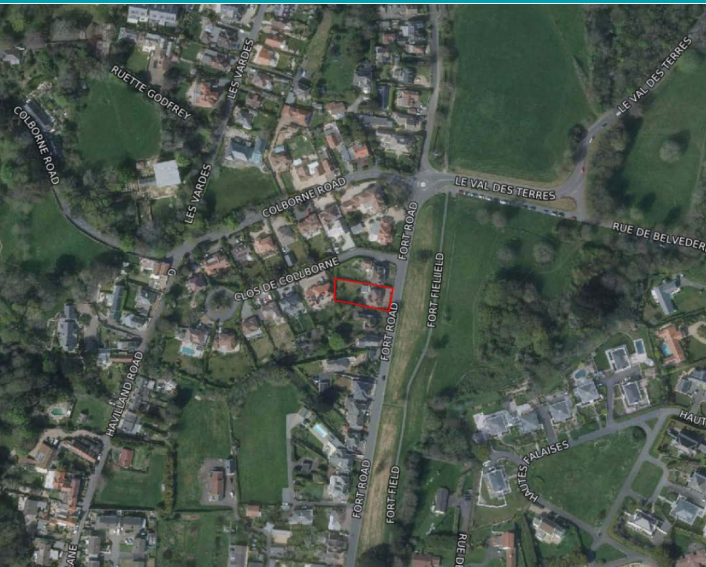


PHOTOS





SPECIFICATIONS



Entrance Porch

1.44m x 1.24m (4' 9" x 4' 1")

Entrance Hall

6.23m x 3.83m (20' 5" x 12' 7")

Lounge

5.30m x 3.64m (17' 5" x 11' 11")

Sunroom

4.35m x 3.10m (14' 3" x 10' 2")

Dining Room

3.59m x 3.49m (11' 9" x 11' 5")

Study

4.98m x 1.92m (16' 4" x 6' 4")

WC

2.56m x 0.99m (8' 5" x 3' 3")

Rear Hallway

2.27m x 0.96m (7' 5" x 3' 2")

Kitchen/Breakfast Room

3.64m x 3.46m (11' 11" x 11' 4")

First Floor Landing

5.11m x 2.78m (16' 9" x 9' 1")

Master Bedroom

5.31m x 3.64m (17' 5" x 11' 11")

Dressing Room

3.64m x 3.06m (11' 11" x 10' 0")

Bedroom 2

3.56m x 3.42m (11' 8" x 11' 3")

Bedroom 3

3.65m x 3.24m (12' 0" x 10' 8")

Bathroom

3.20m x 1.87m (10' 6" x 6' 2")

Garden

To the rear of the property is a large, private garden predominantly laid to lawn with a mature border and a small patio.

Parking

There is a detached garage/workshop and the front drive provides parking for a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Large plot
- Development potential
- Light and spacious
- Desirable location
- Private garden
- Detached garage/workshop

SERVICES

Mains water, electricity and drainage.

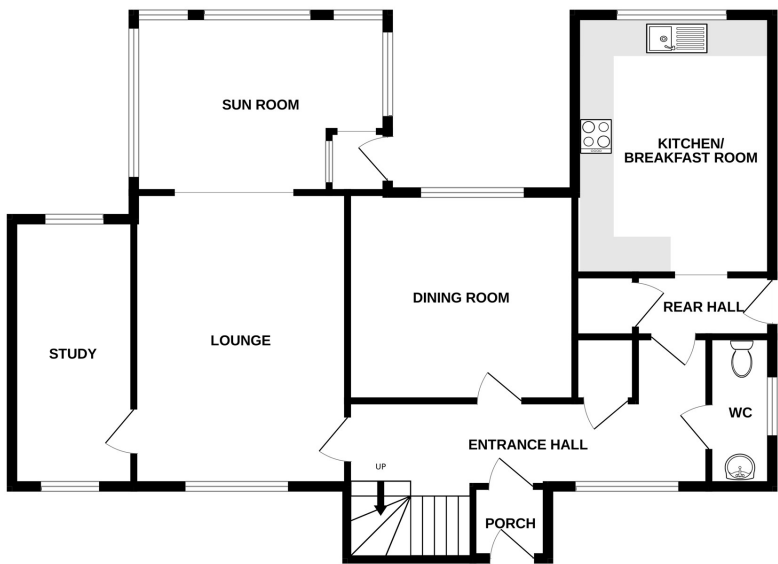
APPLIANCES INCLUDED

To be agreed at sale

SCHOOL CATCHMENT

Vauvert Primary School and La Mare de Carteret High School

GROUND FLOOR



1ST FLOOR



LANDFALL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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