

SOLE
AGENT

Le Courtilon

36 Gategny Esplanade | St Peter Port |

This traditional town house is full of beautiful original features and boasts incredible sea views from the majority of the rooms. The property is presented to the market in excellent condition and is conveniently located a few minutes walk from the centre of town. Accommodation comprises lounge, dining room, kitchen/breakfast room/family room, three double bedrooms (the master benefitting from a large dressing area and en-suite shower room), two further bathrooms, a study and a utility/WC. There is the possibility of returning the master suite back to two large bedrooms, if needed. To the rear of the property is a mature but low maintenance walled courtyard garden laid to granite patio. The garden also benefits from a covered store/seating area. There is an abundance of parking in the area.

3 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

£995,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



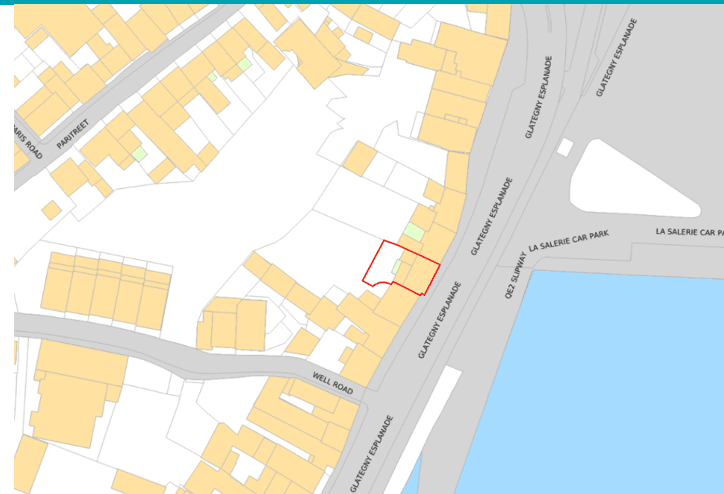
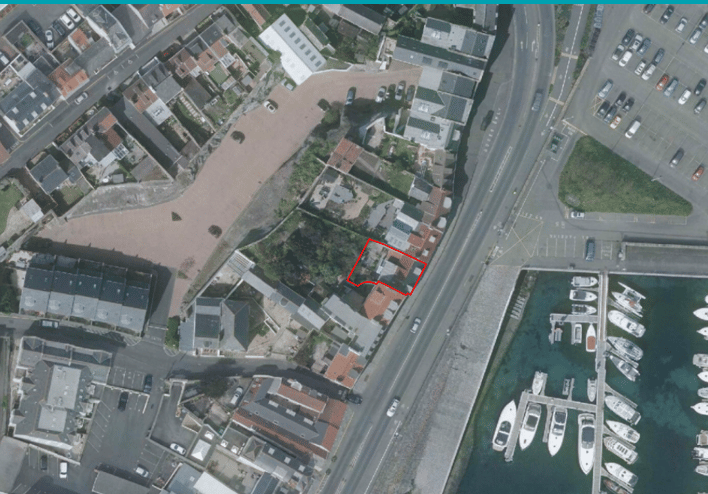
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

1.47m x 1.22m (4' 10" x 4' 0")

Entrance Hall

4.22m x 1.31m (13' 10" x 4' 4")

Lounge

5.00m x 3.30m (16' 5" x 10' 10")

Dining Room

4.76m x 4.09m (15' 7" x 13' 5")

Kitchen/Diner

7.29m x 3.28m (23' 11" x 10' 9")

Utility Room

1.622m x 1.09m (5' 4" x 3' 7")

WC

1.48m x 1.36m (4' 10" x 4' 6")

First Floor Landing

2.72m x 1.42m (8' 11" x 4' 8")

Bedroom 2

5.06m x 3.35m (16' 7" x 11' 0")

Bedroom 3

4.97m x 3.53m (16' 4" x 11' 7")

Study

2.32m x 1.84m (7' 7" x 6' 0")

Inner Hall

1.95m x 0.85m (6' 5" x 2' 9")

Bathroom

2.82m x 2.58m (9' 3" x 8' 6")

Shower Room

2.36m x 1.66m (7' 9" x 5' 5")

Master Bedroom

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

Dressing Area

4.54m x 3m (14' 11" x 9' 10")

En-suite Shower Room

2.23m x 1.31m (7' 4" x 4' 4")

Garden

To the rear of the property is a mature but low maintenance walled courtyard garden laid to granite patio. The garden also benefits from a covered store/seating area.

PRICE INCLUDES

Curtains, fitted carpets and light fittings.

SPECIAL FEATURES

- Sea and Island views
- Original features
- Abundance of parking nearby
- Spacious and light
- Good storage
- Working Georgian period fireplace
- Stone tiled floor

SERVICES

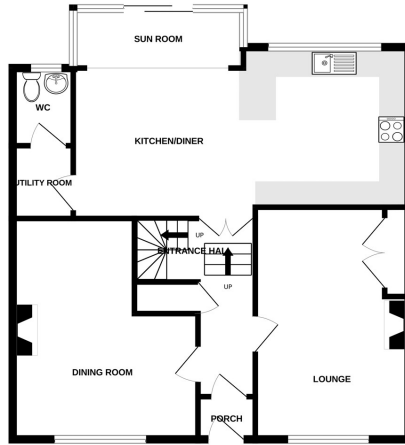
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APPLIANCES INCLUDED

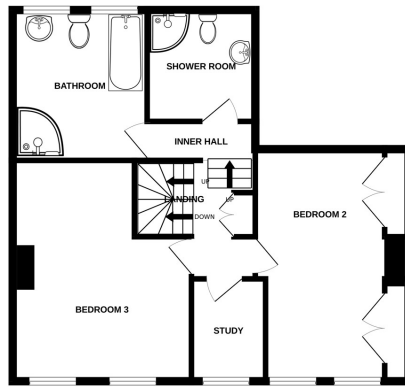
- Rangemaster double oven
- 2 integrated fridges
- 2 integrated freezer
- Neff integrated dishwasher
- Extractor fan
- Bosch tumble dryer
- LG washing machine

SCHOOL CATCHMENT

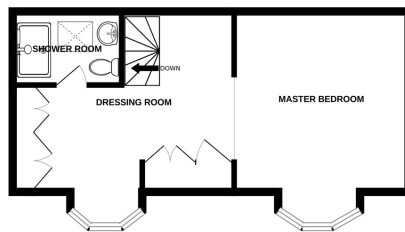
GROUND FLOOR



1ST FLOOR



2ND FLOOR



LE COURTILLON

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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