



A listed Part D five bedroom Regency house, in a prominent position on Queen's Road.

Laburnum, Queens Road, St Peter Port, Guernsey

Asking Price £1,300,000

savills



**PART D • Fine Regency Building • Well Proportioned Rooms • Many Retained Features • Walled Rear Garden**

**Local Information**

A residential property categorised as Part D on Guernsey's Open Market Housing Register and available for occupation by those holding a British or European Economic Area passport.

**About this property**

A listed Regency house enjoying a prominent position at the end of the Queen's Road.

It's distinctive facade is enhanced by an attractive Georgian bay, whilst a large walled garden at the rear enjoys a sunny and sheltered aspect.

A former guesthouse with an extensive range of accommodation - including a full basement floor - which has been converted back to its original standing as a prestigious home while retaining many of its fine features.

The property owns a two car garage just across the road in Mount Durand.

Mains water, electricity and drainage. Electric storage heaters. Wooden single windows. The property is of single glazed construction.

Fitted carpets, curtains and blinds as hung, the fitted light fittings. Appliances include; Neff hob, Neff electric oven, Neff microwave, Neff dishwasher, Teka larder fridge and freezer.

**Directions**

The house stands on the West side of the filter at the junction of Queen's Road and Mount Row. Perry's Guide Map Reference: Page 24 D2.

**Tenure**

Freehold

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone: +44 (0) 1481 713 463.





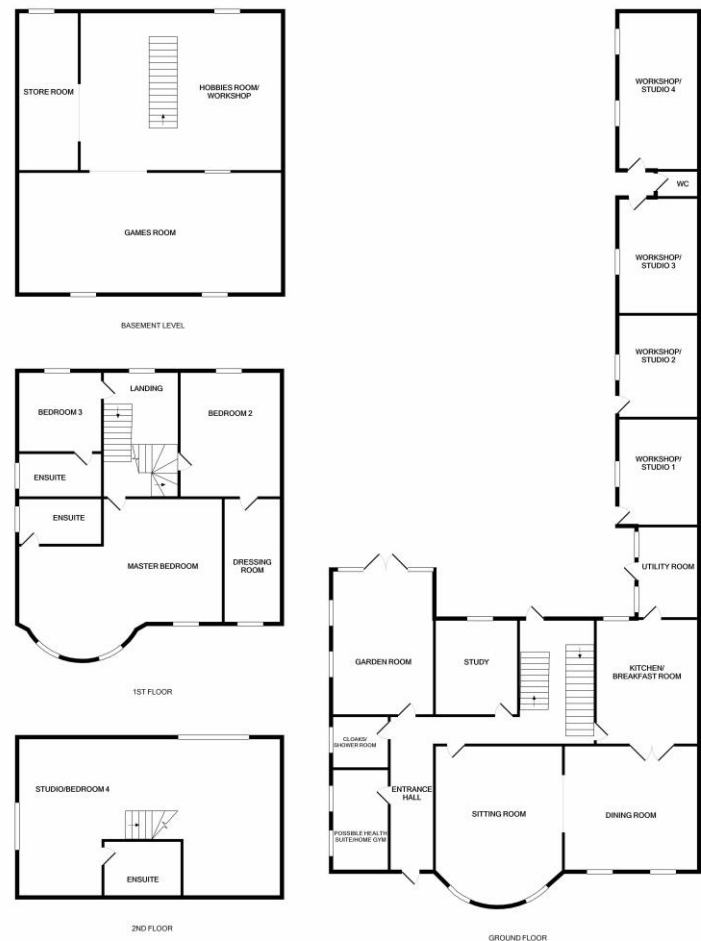


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Gross Internal Area 4273 sq ft, 397 m<sup>2</sup>



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