



Beautiful Victorian family home that has undergone extensive renovation and extension.

Lyndhurst, Les Gravees, St Peter Port, GY1 1RN

Asking Price £1,395,000

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Beautiful family home that has been superbly renovated in recent years • Generous accommodation including four bedrooms, two en suite • Stunning open plan kitchen/family room along with two further reception rooms • Parking for up to four vehicles to the front and a detached garage to the rear • Fully enclosed south facing rear garden

Local Information

Lyndhurst is situated in a convenient central location on the outskirts of St Peter Port, remaining close to local amenities including those in the town centre such as supermarkets, shops, restaurants and cafes.

A regular bus route is available along Les Gravees.

The school catchment area for the property is Vauvert Primary and La Mare De Carteret High School, with the Islands Private Colleges all within close proximity.

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

About this property

This beautiful Victorian home is located on the outskirts of St Peter Port remaining close to several local amenities.

Having been extensively renovated and extended in recent years, the property is immaculately presented throughout with character features combined with a contemporary feel. The accommodation includes a superb open plan kitchen/family room, a further two reception rooms and four bedrooms (two en suite), all of which are flooded with natural light.

Lyndhurst is approached through electrically operated gates to the front, with parking for up to four vehicles, along with a detached garage to the rear. In addition there is a fully enclosed south facing rear garden with a sun terrace and small lawn. Planning permission currently exists to extend the garage upwards and to one side to create a garden room and studio with first floor terrace.

Services and Notes

Mains electricity, water and drainage. Oil fired central heating with underfloor heating to kitchen and bathrooms. Single glazed wood framed windows to front. Double glazed hardwood windows and doors to rear. Points for satellite TV in all rooms.

The house was entirely renovated and extended in 2007. At that time it was re-plumbed, re-wired (including Category 6 cabling in all rooms), new bathrooms installed, new kitchen created and the rear roof replaced. Currently new electrically operated gates are being installed to the drive.

Tenure

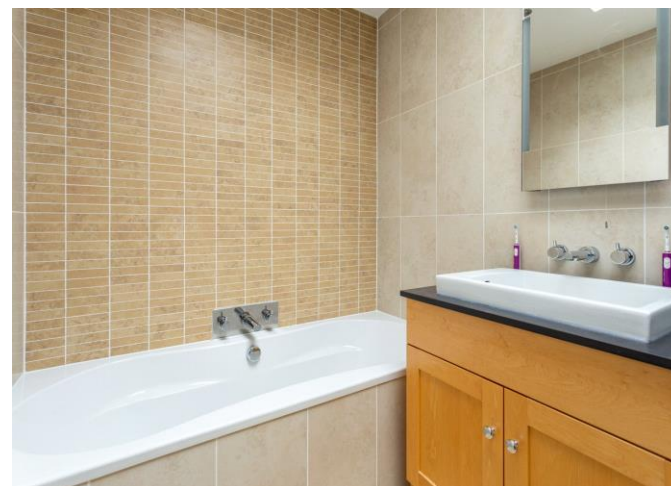
Freehold

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 3078 sq ft, 286 m²

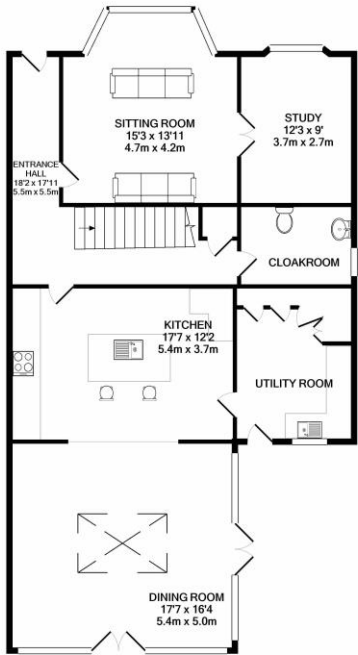
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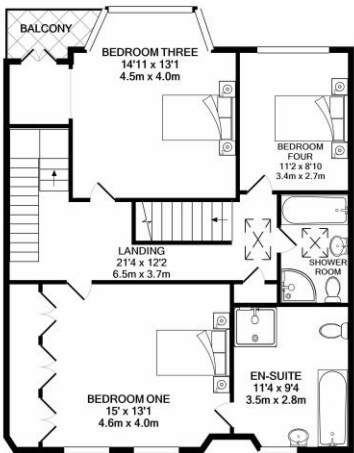
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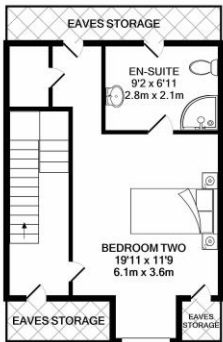
GROUND FLOOR



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1ST FLOOR



2ND FLOOR

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