

RIDLEY HOUSE

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

3,068

SQ FT

1.3

ACRES

POA OPEN MARKET, ST. PETER PORT

Ridley House is favourably situated on a quiet lane on the outskirts of St. Peter Port. The property would benefit from full refurbishment or redevelopment. Desirably, the house offers a charming, generous garden in a lovely location and parking to the front of the property, attractive features for those wishing to create a new home. Within walking distance of St. Peter Port but yet with easy access to cliff path walks and Fermain Bay. Viewing of the site from the garden is essential to appreciate the size of the plot and exciting opportunity offered.



LIVINGROOM

The Channel Island Estate Agent







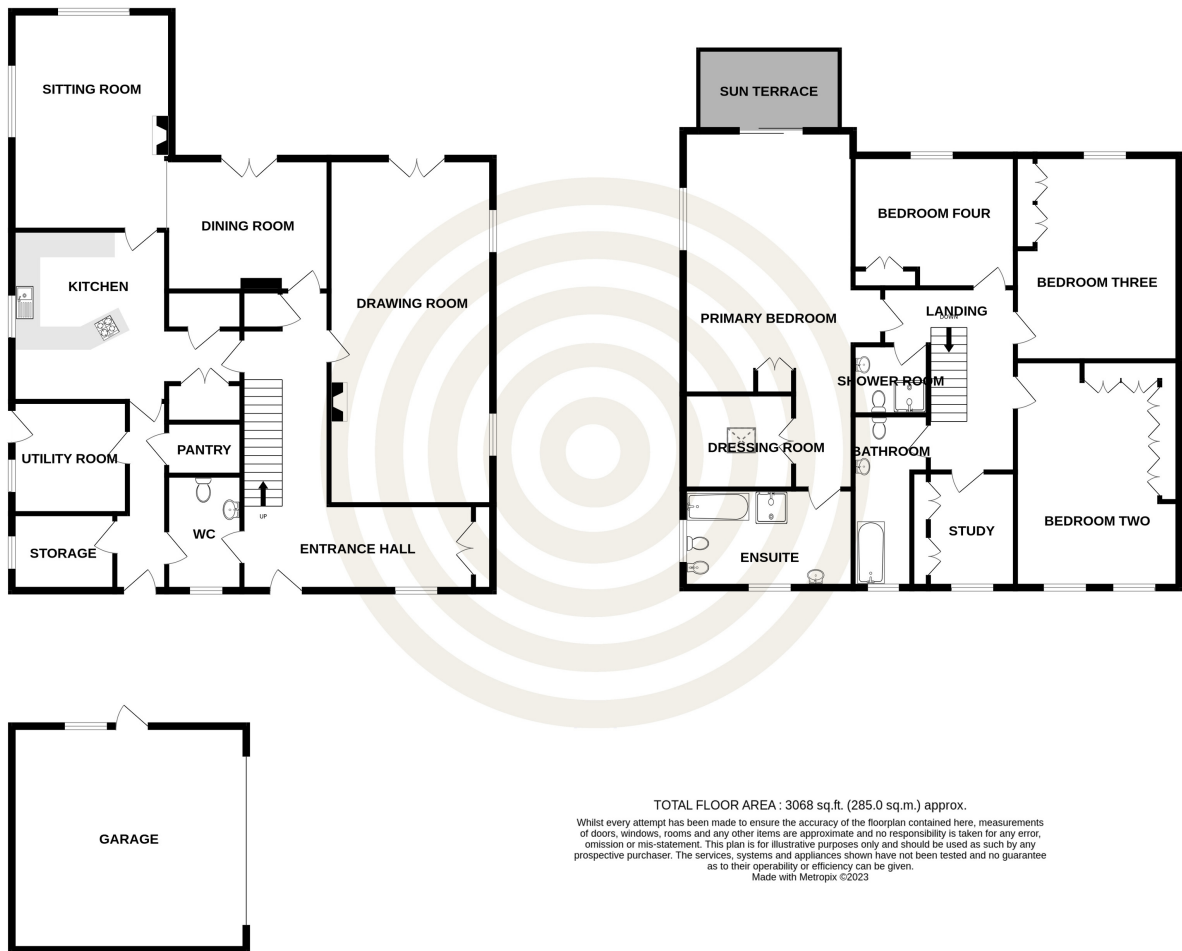




FLOORPLAN RIDLEY HOUSE

GROUND FLOOR
1728 sq.ft. (160.6 sq.m.) approx.

1ST FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA : 3068 sq.ft. (285.0 sq.m.) approx.

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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GROUND FLOOR

Entrance hall	23'5 x 19'8
Drawing room	27'1 x 12'9
Dining room	12'9 x 10'4
Sitting room	17'1 x 12'6
Kitchen	13'5 x 12'6
Pantry	5'8 x 4'2
Utility room	9'1 x 8'9
Storage	8'1 x 6'0
WC	9'0 x 5'8
Garage	18'2 x 17'6

FIRST FLOOR

Landing	
Primary bedroom	26'7 x 13'4
Dressing room	8'8 x 7'4
En-suite bathroom	13'4 x 7'9
Bedroom two	18'0 x 13'10
Bedroom three	16'1 x 13'10
Bedroom four	12'8 x 10'5
Study	9'0 x 8'1
Bathroom	13'6 x 6'1
Shower room	6'1 x 5'4

KEY FACTS

Detached home with enormous potential
 Situated in a quiet lane with a rural outlook
 Charming, mature gardens surrounding the property
 Parking for several vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil

APPLIANCES

Hotpoint oven
 De Dietrich hob
 Lec fridge
 Indesit freezer
 Miele dishwasher
 Hotpoint washing machine
 Miele dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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