

SILVER SIXPENCE



6

BEDROOMS

6

BATHROOMS

4,233

SQ FT

2.5

ACRES

POA LOCAL MARKET, CASTEL

Livingroom is privileged to offer this magnificent six-bedroom family home to the market. Elevated above Kings Mills and the west coast beaches, and immersed in the epitome of Guernsey countryside, Silver Sixpence is a rarely found gem.

Discreetly located behind electric gates and mature planting, you may never have noticed this handsome house before—yet once within the grounds, you become acutely aware of the successful marriage between an imposing, west-facing Victorian villa and a carefully conceived farmhouse barn extension. The extension softens the house into the landscape with great success, creating a peaceful and private courtyard and a seamless connection to the gardens.

Climbing roses and verdant planting guide you towards the two-storey glazed entrance, offering beautiful views over the grounds, pool, kitchen garden, and meadow. At the heart of the house lies the kitchen, epitomising family living and supported by an adjacent utility/boot room—an ideal entrance for...



LIVINGROOM

The Channel Island Estate Agent









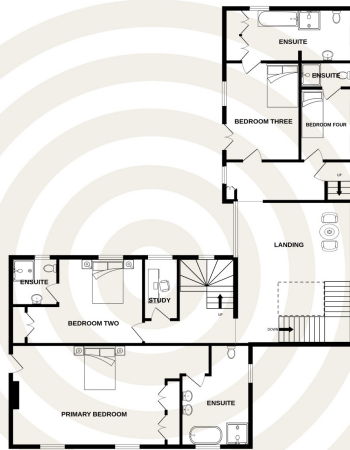


FLOOR PLAN SILVER SIXPENCE

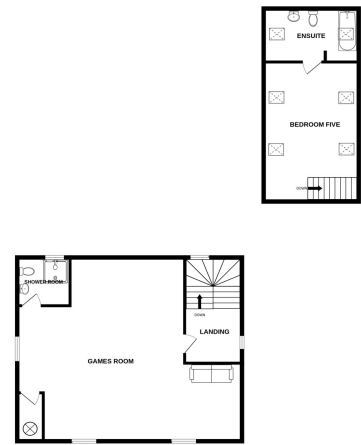
GROUND FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR
1532 sq.ft. (142.3 sq.m.) approx.



2ND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 4233 sq.ft. (393.3 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	19'2 x 15'7
Kitchen/breakfast room	18'0 x 17'3
Utility room	17'3 x 7'11
Lobby	12'4 x 11'5
Gated dog area/gated kennel	
Cloakroom	5'8 x 2'5
Sitting room	32'1 x 13'9
Dining room	17'9 x 11'8
Car port	

FIRST FLOOR

Landing	19'2 x 15'0
Primary bedroom	26'8 x 13'9
En-suite bathroom	13'10 x 9'4
Bedroom two	17'9 x 11'9
En-suite shower room	6'7 x 6'3
Study	7'8 x 4'6
Bedroom three	13'3 x 10'0
En-suite bathroom	17'3 x 6'6
Bedroom four	9'9 x 7'0
En-suite shower room	7'0 x 3'0

SECOND FLOOR

Bedroom five	18'4 x 12'9
En-suite shower room	7'1 x 6'6
Bedroom six/games room	29'8 x 23'6
En-suite bathroom	10'2 x 7'1

GARDEN STORE

A useful dry store adjacent to the gable of the house

OPEN CAR PORT

For three vehicles
Additional storage space

FURTHER GARDEN STORES

Please note the shed is dilapidated and requires a new structure

Lean-to store for mowers etc

KEY FACTS

Magnificent family home
Elevated above Kings Mills and West coast beaches
Located within the epitome of Guernsey countryside
Discreetly located behind electric gates and mature planting
Flexible accommodation with varying uses
Oak framed car-port for three vehicles and storage room
PD granted to extend the South elevation with a contemporary extension

Gorgeous grounds amounting to 2.45 acres
Perfectly placed swimming pool

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

Oil fired Aga with electric hob
Hotpoint dishwasher
Beko fridge freezer
LG American fridge freezer
Wine fridge

NOTES

Fencing around the entire property for safeguarding of dogs/pets

INCLUSIONS

See inventory

SCHOOL CATCHMENT

Castel Primary
Les Beaucamps High School

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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