

MILL HOUSE

SOLE AGENT



3

BEDROOMS

3

BATHROOMS

2,042

SQ FT

POA OPEN MARKET, ST. PETER PORT

Mill House is a spacious and smartly presented home situated on the outskirts of St. Peter Port. The accommodation on the ground floor comprises entrance hall, cloakroom, sitting room, kitchen/dining room, conservatory, garage and utility. The first floor boasts three large double bedrooms, two with en-suite shower rooms and one with en-suite bathroom. Externally, the property offers parking for multiple vehicles at the front along with a lawned area and large, fully enclosed garden to the rear. Plans are passed to extend the property, additional fourth bedroom which are available on request. Viewing is highly recommended.



LIVINGROOM

The Channel Island Estate Agent



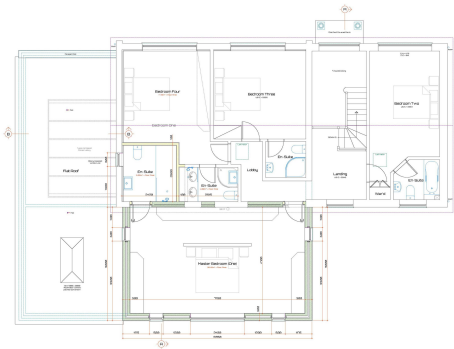




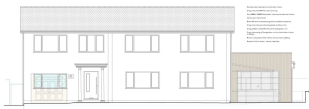




GROUND FLOOR
SITE PLAN



FIRST FLOOR PLAN



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

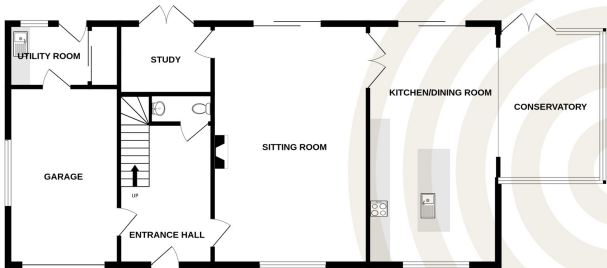


SOUTH ELEVATION

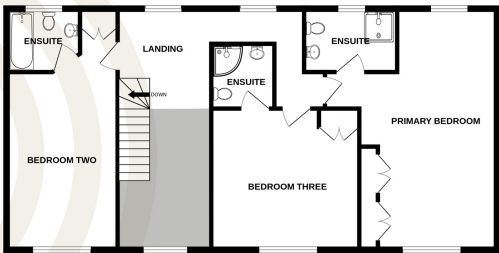


WEST ROADSIDE ELEVATION

GROUND FLOOR
1082 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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	11'0 x 7'9
Cloakroom	5'8 x 2'8
Sitting room	21'9 x 14'0
Kitchen/dining room	21'9 x 11'9
Conservatory	13'5 x 9'5
Study	8'5 x 6'4
Garage	16'0 x 10'0
Utility room	6'8 x 4'9

FIRST FLOOR

Landing	18'1 x 7'9
Primary bedroom	21'9 x 15'5
En-suite shower room	8'5 x 4'8
Bedroom two	21'9 x 10'2
En-suite bathroom	6'7 x 5'8
Bedroom three	13'4 x 13'0
En-suite shower room	5'8 x 5'2

KEY FACTS

A spacious and smart family home in a convenient St Peter Port location
Recently upgraded with passed plans to further extend
Good balance of reception space and bedrooms
Fully enclosed rear garden

SERVICES

Mains

DRAINAGE

Mains

HEATING

Oil

APPLIANCES

Siemens double oven
Siemens hob
Neff induction
Intergrated fridge freezer
Statesman freezer
Smeg dishwasher

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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