

THE HOLLIES



6

BEDROOMS

4

BATHROOMS

4,815

SQ FT

1.0

ACRES

POA ST. PETER

Welcome to this unique Victorian property located in an elevated position tucked away in St. Peter. This period home boasts a generous 4,815 sq ft of living space over four floors with enormous potential to incorporate multi-generation living or to create a gymnasium and cinema room on the lower level. The Victorian charm of this house is evident in every corner, from the intricate detailing to the timeless architecture. The extensive surrounding lawned gardens provide space to install a swimming pool if desired leaving plenty of alternative areas to be enjoyed. The property also includes a good-sized garage, a workshop and an additional paddock located on the opposite side of the road which is currently rented for equine use. Whether you are looking for a family home with plenty of space to grow, or a property with character and history, this house ticks all the boxes. Don't miss the opportunity to own a piece of history and create a truly wonderful family home within secluded...



LIVINGROOM

The Channel Island Estate Agent



















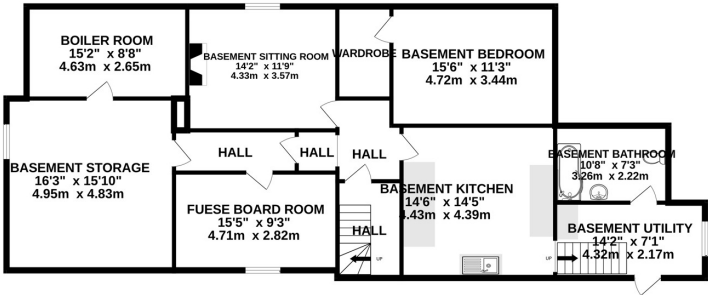




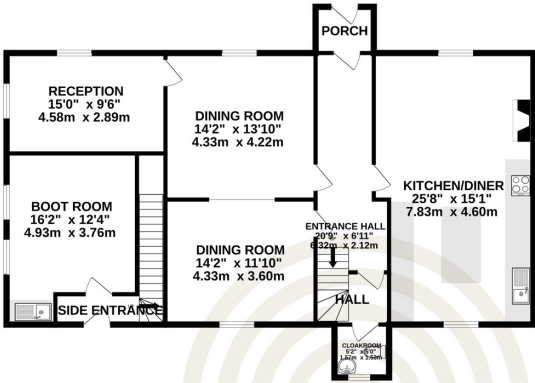




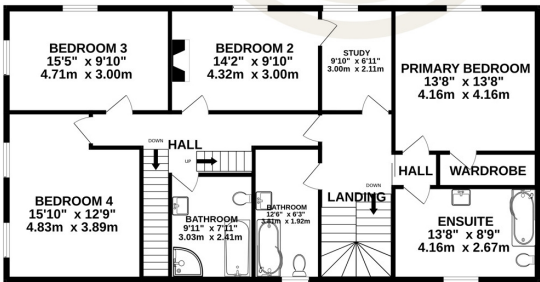
BASEMENT
1461 sq.ft. (135.7 sq.m.) approx.



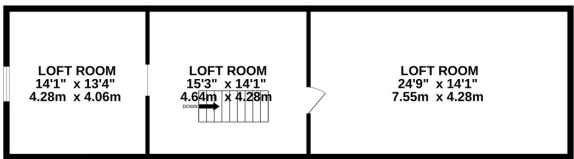
GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



2ND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 4815 sq.ft. (447.3 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.

GROUND FLOOR

Entrance Hall	20'9 x 6'11
Kitchen/Diner	25'8 x 15'1
Dining Room	14'2 x 13'10
Dining Room	14'2 x 11'10
Reception	15'0 x 9'6
Boot Room	16'2 x 12'4
Cloakroom	5'2 x 5'0

BASEMENT

Sitting Room	14'2 x 11'9
Bedroom	15'6 x 11'3
Kitchen	14'6 x 14'5
Utility	14'2 x 7'1
Bathroom	10'8 x 7'3
Fuse Board Room	15'5 x 9'3
Storage	16'3 x 15'10
Boiler Room	15'2 x 8'8

FIRST FLOOR

Landing	
Primary Bedroom	13'8 x 13'8
Wardrobe	
Ensuite	13'8 x 8'9
Study	9'10 x 6'11
Bathroom	12'6 x 6'3
Bedroom 2	14'2 x 9'10
Bedroom 3	15'5 x 9'10
Bathroom	9'11 x 7'11
Bedroom 4	15'10 x 12'9

SECOND FLOOR

Loft Room	14'9 x 14'1
Loft Room	15'3 x 14'1
Loft Room	14'1 x 13'4

KEY FACTS

A substantial Victorian home with enormous potential

Perfect for two generation accommodation or gym and cinema room

Extensive surrounding gardens with scope to install a swimming pool

Garage and store rooms

Privately situated

4,815 sq ft of living space

Incorporates small paddock located opposite (currently rented)

SERVICES

Bore hole water

Mains drainage

HEATING

Oil fired central heating

OTHER INFORMATION

Grade 3 listed

Includes paddock located opposite (currently rented)

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Peter

Les Quennevais

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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