

# SANS SOUCI

SOLE AGENT



**5**

BEDROOMS

**2**

BATHROOMS

**2,507**

SQ FT

**0.5**

ACRES

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**£1,750,000 ST. MARTIN**

Livingroom is delighted to present Sans Souci — a handsome Victorian residence nestled in one of St. Martin's most peaceful and picturesque settings, elevated above the coast and just a short stroll from the idyllic shores of Anne Port. Tucked behind gated access, this handsome mid-19th-century home is rich in character and period detailing, with ornate features throughout that speak to the elegance of its era. Arranged over three floors, the accommodation welcomes you with a traditional entrance hall leading to beautifully proportioned sitting and dining rooms with notably generous ceiling heights — both complete with cosy wood-burning stoves — and a well-appointed, fully fitted kitchen. Sans Souci offers brilliant family accommodation with five generous bedrooms, including a spacious primary suite with en-suite bathroom, a house bathroom, separate cloakroom, and a large first-floor landing opening out to a charming south-facing balcony — the perfect private spot to enjoy the...



**LIVINGROOM**

The Channel Island Estate Agent

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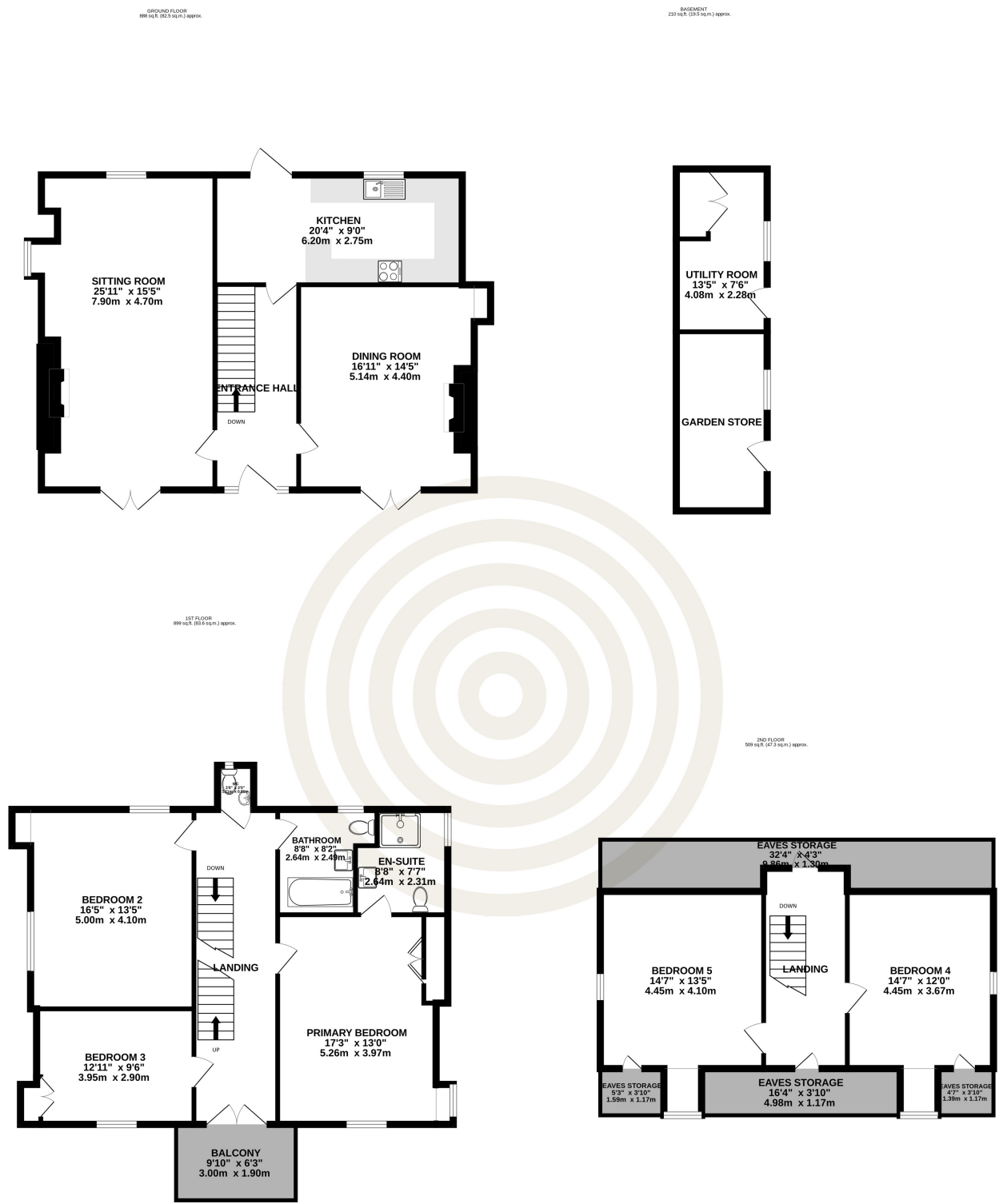












TOTAL FLOOR AREA : 2507 sq.ft. (232.9 sq.m.) approx.

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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## BASEMENT

Garden Store	7'6 x 14'9
Utility Room	7'6 x 13'5

## GROUND FLOOR

Entrance Hall	6'11 x 16'11
Dining Room	14'5 x 16'11
Kitchen	20'4 x 9'0
Sitting Room	15'5 x 25'11

## FIRST FLOOR

Landing	6'11 x 25'11
Primary Bedroom	13'0 x 17'3
En-suite	7'7 x 8'8
Bedroom Two	13'5 x 16'5
Bathroom	8'2 x 8'8
WC	3'0 x 3'8
Bedroom Three	12'11 x 9'6
Balcony	9'10 x 6'3

## SECOND FLOOR

Landing	6'11 x 16'6
Bedroom Four	12'0 x 14'7
Bedroom Five	13'5 x 14'7

## KEY FACTS

Substantial Victorian home with original ornamental features  
 Within walking distance of Anne Port bay  
 Gated driveway  
 Surrounding lawned gardens and woodland area  
 Balcony accessed from first floor level  
 Garage and driveway parking  
 Plans passed ref: P/2020/0247 to reconfigure ground floor level

Grade 3 listed

## SERVICES

Borehole water with filtration system  
 Mains drainage

## HEATING

Oil fired central heating

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

Grouville  
 Le Rocquier

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.

**£1,750,000**



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