# TIDES



**5**
BEDROOMS

**5**
BATHROOMS

**6,174**
SQ FT

## £7,950,000 OPEN MARKET, ST. PETER PORT

Tides is an exceptionally rare, front-line Fort George property offering commanding and uninterrupted views from the East Coast to the islands beyond. This stunning property is not only a comfortable residence as it stands, but it also comes with approved planning permissions, providing an extraordinary opportunity to create one of the finest Open Market homes in Guernsey.

Currently configured over two floors, the abundantly light accommodation features vast reception rooms ideally placed to encompass the breathtaking views, along with five generously sized bedroom suites. Each principal room opens onto terracing, providing seamless access to the outdoors and enhancing the connection to its stunning surroundings. The potential for expansion is immense, with planning permissions already in place that will enable development of the site with bespoke living spaces tailored to the requirements of the most discerning purchasers.

Externally, the property occupies a larger-than-average...

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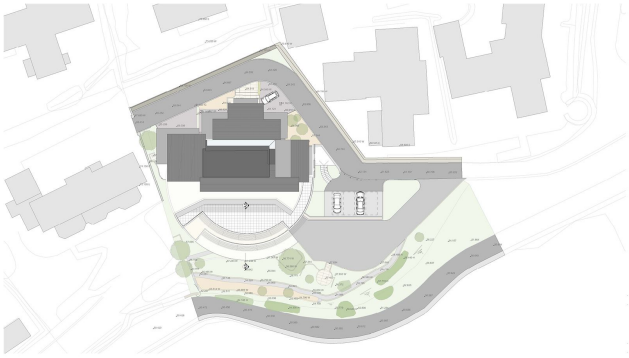




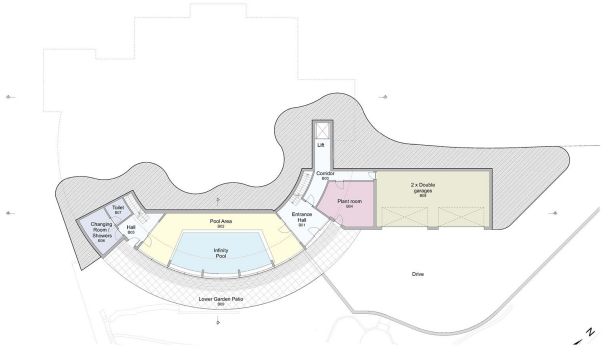




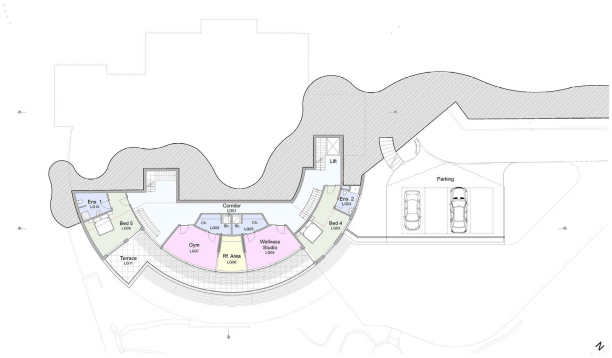




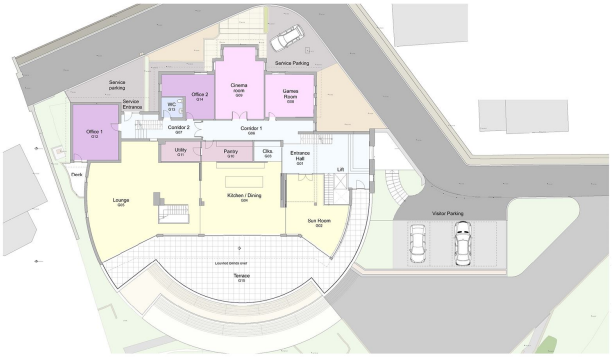
TIDES
**PROPOSED SITE PLAN**



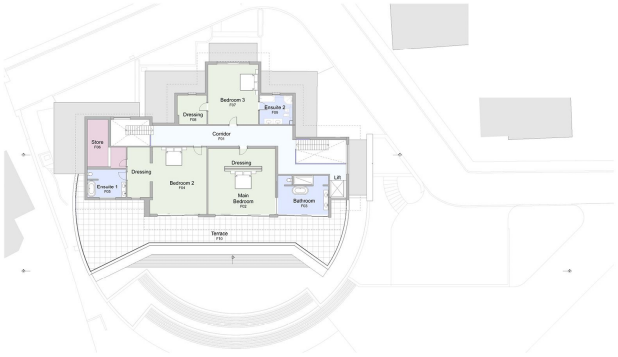
TIDES
**PROPOSED BASEMENT FLOOR**



TIDES
**PROPOSED LOWER GROUND FLOOR**



TIDES
**PROPOSED GROUND FLOOR**



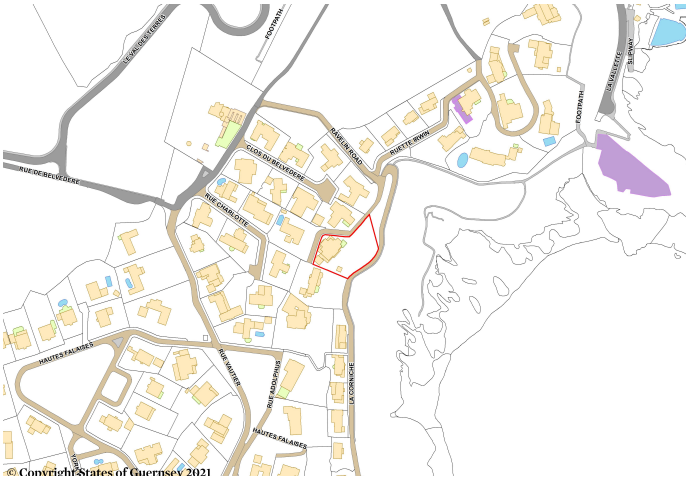
TIDES
**PROPOSED FIRST FLOOR**



TIDES
**PROPOSED SECTIONS A-A & B-B**



TIDES
**PROPOSED SECTIONS C-C**




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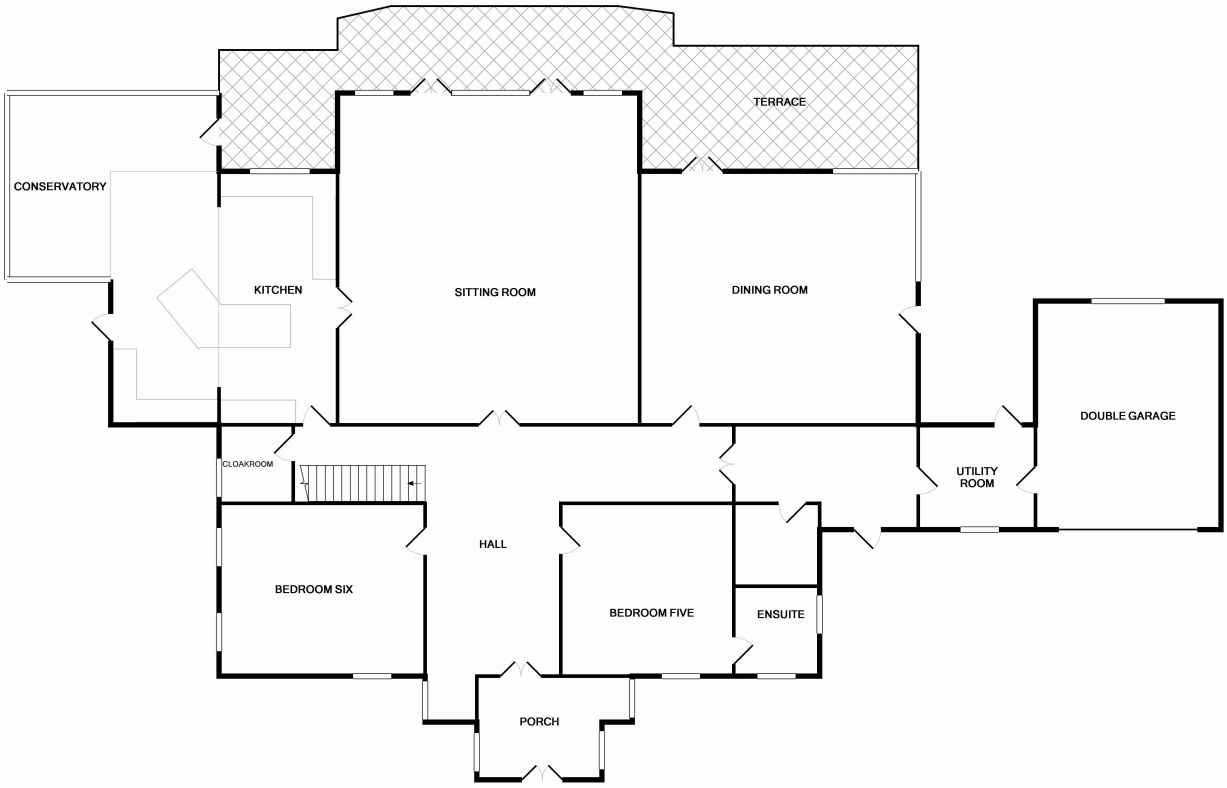








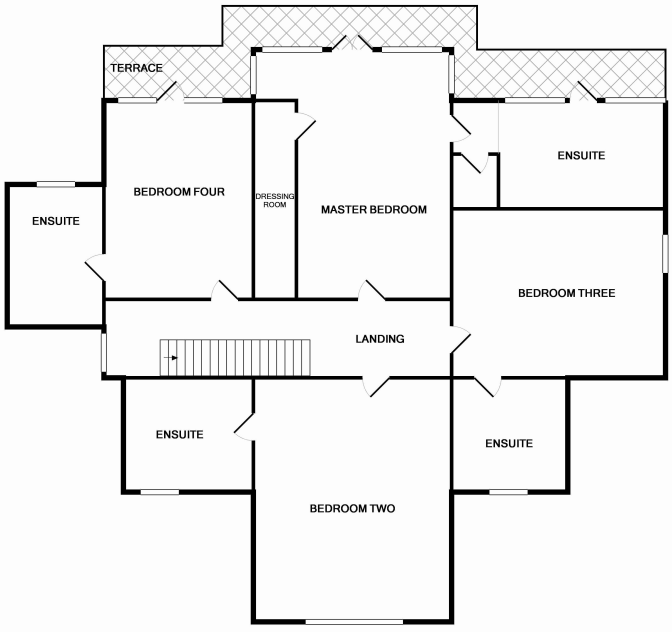
# CURRENT FLOORPLAN TIDES




GROUND FLOOR
APPROX. FLOOR
AREA 4052 SQ.FT.
(376.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 6174 SQ.FT. (573.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 2122 SQ.FT.
(197.2 SQ.M.)

## GROUND FLOOR

| | |
|---|---|
| **Porch** | 14'2 x 9'5 |
| **Entrance hall** | |
| **Study** | 18'9 x 15'9 |
| **Bedroom five** | 16'8 x 15'9 |
| **En-suite bathroom** | 8'2 x 7'10 |
| **Sitting room** | 30'3 x 27'6 |
| **Dining room** | 25'4 x 23'1 |
| **Kitchen** | 22'11 x 20'0 |
| **Conservatory** | 19'3 x 17'0 |
| **Cloakroom** | 7'2 x 6'9 |
| **Utility room** | 10'8 x 9'6 |
| **Double garage** | 20'10 x 16'11 |

## FIRST FLOOR

| | |
|---|---|
| **Landing** | |
| **Primary bedroom** | 22'3 x 18'1 |
| **Dressing room** | 17'3 x 3'11 |
| **En-suite bathroom** | 15'2 x 10'0 |
| **Bedroom two** | 22'3 x 18'1 |
| **En-suite bathroom** | 11'10 x 10'5 |
| **Bedroom three** | 19'6 x 15'5 |
| **En-suite bathroom** | 10'7 x 10'5 |
| **Bedroom four** | 18'1 x 13'7 |
| **En-suite bathroom** | 13'0 x 8'10 |

## KEY FACTS

Exceptional front-line detached property at Fort George

Occupying 0.68 of an acre

Uninterrupted sea views over the East Coast

Vast reception rooms with terraces

Planning permissions in place to extend the property

Gardens, garaging and parking

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil

## APPLIANCES

TBC

## 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.

## £7,950,000



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