

# MESNIL BROCK

SOLE AGENT



**4**

BEDROOMS

**4**

BATHROOMS

**3,231**

SQ FT

## POA OPEN MARKET, ST. PETER PORT

Mesnil Brock is a beautifully renovated period townhouse situated in the heart of St. Peter Port and close to the Island's private schools. Meticulously refurbished to the highest standards, the property offers an elegant blend of historic charm and modern living. The accommodation is laid out over four floors and comprises entrance hall, cloakroom, hall, sitting room, dining room and a stunning, fully fitted kitchen on the ground floor. The basement level has a bedroom with fully fitted wardrobes, en-suite shower room, utility and cinema room. The first and second floors have three further luxury bedroom suites. Externally there is a driveway with parking for multiple vehicles and occupying the rear is a south facing landscaped garden complete with lawn, flower beds and a patio for entertaining. With the nearby hustle and bustle of the Town centre only a short walk away, this home is a rare gem for those looking for easy living lifestyle or those wanting a lock up leave that will...



**LIVINGROOM**

The Channel Island Estate Agent









































TOTAL FLOOR AREA : 3231 sq.ft. (300.2 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

Hall	21'4 x 5'0
Cinema room	17'8 x 14'1
Bedroom four	12'2 x 10'3
En-suite shower room	10'3 x 6'1
Utility room	12'2 x 5'0

## GROUND FLOOR

Entrance hall	21'1 x 5'7
Cloakroom	6'7 x 4'3
Hall	19'4 x 6'9
Sitting room	22'7 x 14'1
Dining room	22'7 x 13'4
Kitchen	23'4 x 17'1

## FIRST FLOOR

Landing	23'2 x 6'9
Primary room	16'0 x 14'1
En-suite bathroom	14'1 x 5'7
Dressing room	14'1 x 5'5
Bedroom two	13'0 x 12'9
Dressing room	9'9 x 4'7
En-suite bathroom	9'9 x 8'7

## SECOND FLOOR

Bedroom three	24'8 x 15'6
Dressing room	8'2 x 5'5
En-suite shower room	12'3 x 8'6

## KEY FACTS

Stunning, renovated Townhouse  
Central location  
Lock up and leave  
Meticulously refurbished to the highest standards  
Contemporary living with fabulous kitchen  
Four bedroom suites  
Landscaped, manicured rear garden  
Parking for multiple vehicles  
NIKO home automation: gates, lighting, heating, blinds, music  
Bespoke Ralph Lauren chandeliers and light fittings

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Central heating

## APPLIANCES

Gaggenau 400 series oven  
Gaggenau 400 series microwave/oven  
Gaggenau Warming drawer  
Gaggenau vented induction hob  
Gaggenau integrated wine chiller  
Neff dishwasher x2  
Quooker CUBE instant filtered/boiling/sparkling water tap  
Liebherr frost free full height integrated fridge  
Liebherr frost free full height integrated freezer & ice maker  
Miele washing machine  
Miele tumble dryer  
Recessed smart mirror TV

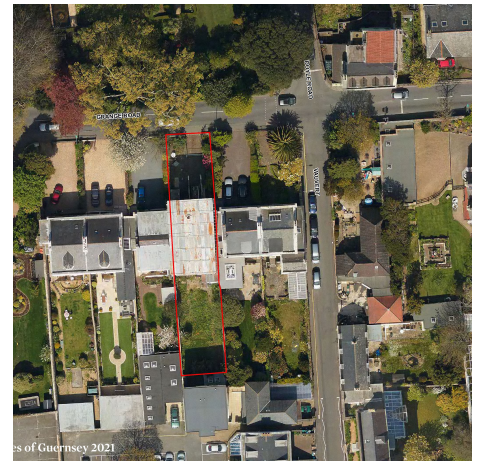
## NIKO HOME AUTOMATION: GATES, LIGHTING, HEATING, BLINDS, MUSIC

## 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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