

BOHEMIA HOUSE

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

2,387

SQ FT

£2,495,000 LOCAL MARKET, ST. MARTIN

Bohemia House is a striking and architecturally opulent family home, nestled in a lane on the outer edge of St. Martin, bordering St. Peter Port. Just a short stroll from the idyllic Fermain Bay, this beautifully renovated home offers an exceptional standard of finish and a lifestyle of refined comfort. Designed with spacious, lateral living in mind, the accommodation is both stylish and functional. The entrance hall features sleek concealed storage, leading into an impressive open-plan kitchen, sitting, and dining area with a separate side snug — all fully fitted and finished to the highest specification. This central living space opens seamlessly onto a large decked terrace, complete with a tranquil Japanese pond that brings a lush, tropical ambiance. The home also boasts a superb primary suite with its own luxurious en-suite shower room and dressing room, along with three further double bedrooms and two additional shower rooms. A separate utility/boot room and a dedicated study...



LIVINGROOM
The Channel Island Estate Agent



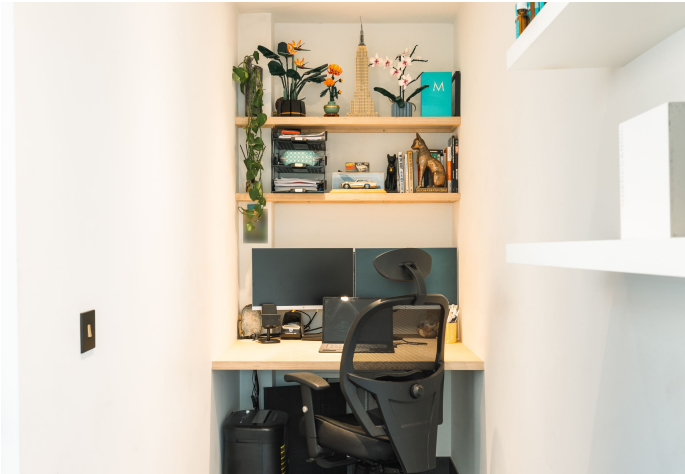








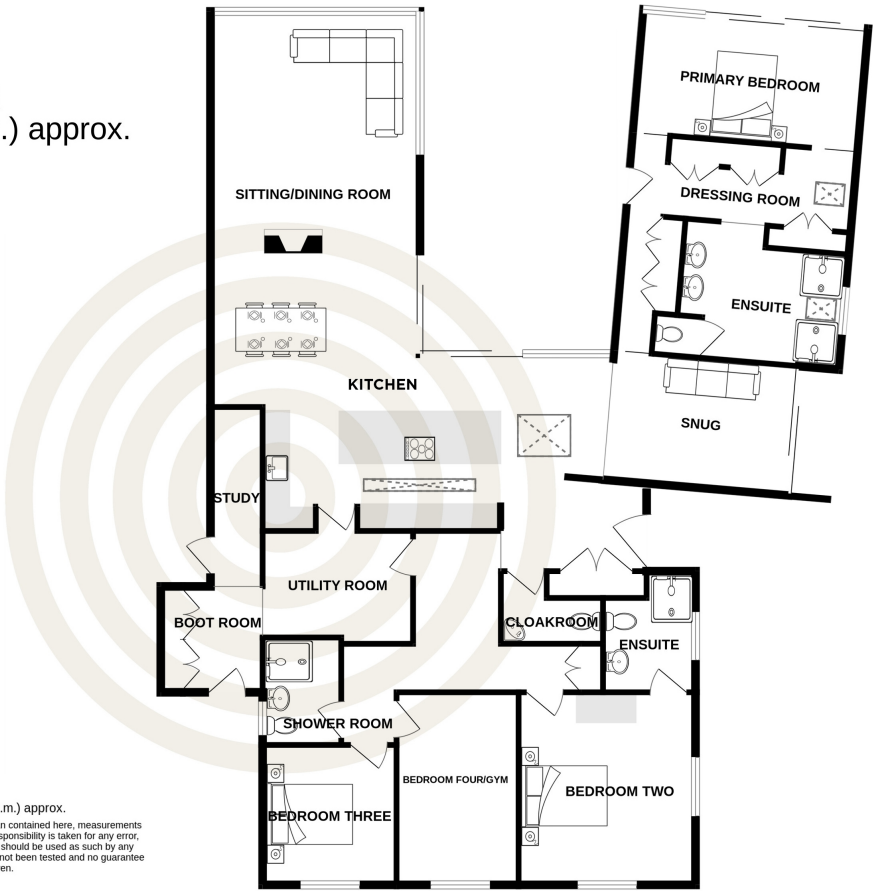








GROUND FLOOR
2387 sq.ft. (221.7 sq.m.) approx.



TOTAL FLOOR AREA : 2387 sq.ft. (221.7 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	10'8 x 6'0
Cloakroom	7'0 x 4'9
Kitchen	22'7 x 12'2
Snug	12'9 x 8'5
Sitting/dining room	27'1 x 14'4
Utility room	9'9 x 9'9
Boot room	7'3 x 7'0
Study	12'4 x 3'7
Primary bedroom	15'6 x 8'3
Dressing room	15'6 x 4'9
En-suite shower room	10'4 x 9'5
WC	3'3 x 2'9
Bedroom two	13'2 x 12'2
En-suite shower room	8'4 x 6'4
Bedroom three	9'7 x 9'2
Bedroom four/gym	13'2 x 8'4

KEY FACTS

A striking and architecturally opulent family home

Located on the outer edge of St. Martin close to Fermain Bay

Fully renovated to an exceptionally high standard

Lateral accommodation with open-plan living

Beautiful mature, private garden, jacuzzi and Japanese pond

Paved driveway with parking for multiple vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil underfloor heating

APPLIANCES

TBC

N.B.

The property has a Rako smart lighting system

Buster and Punch fittings

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.

£2,495,000



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