

# THE KESTRELS

SOLE AGENT



**5**

BEDROOMS

**3**

BATHROOMS

**3,462**

SQ FT

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## £2,395,000 LOCAL MARKET, ST. MARTIN

Nestled in a peaceful, private lane in the heart of St Martin, The Kestrels is a striking modern property just a short stroll from the picturesque cliffs above Saints Bay. This beautifully appointed home combines tranquil countryside charm with easy access to local pubs, acclaimed restaurants, and scenic coastal walks. Accessed via electric gates, the property opens onto a generous driveway with ample parking and a double garage. The property itself is designed over two floors to maximise space and light, and offers superb, sweeping views across Guernsey's stunning South Coast. Impeccably finished throughout, the ground floor welcomes you with an entrance porch and hallway featuring a vaulted ceiling. A stylish cloakroom and a well-equipped plant room add to the practicality of the space. Glazed double doors lead to a spacious sitting room that flows seamlessly into a sleek, fully-fitted kitchen—both offering direct access to the landscaped garden. The layout also includes a separate...



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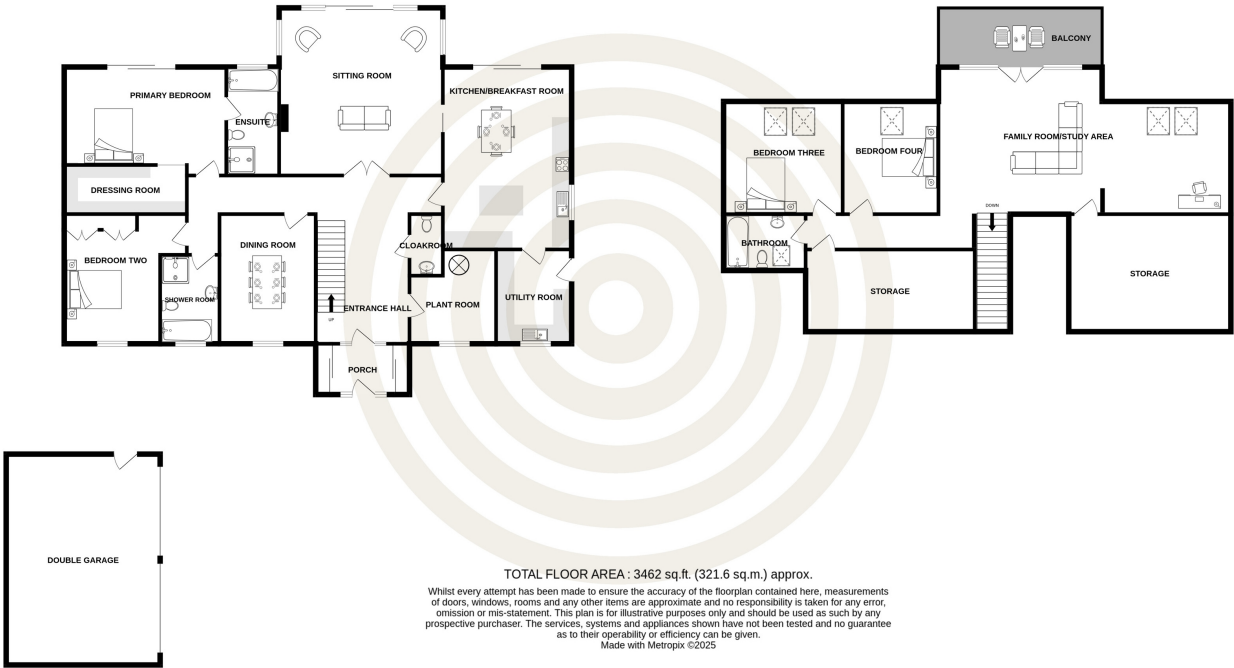






GROUND FLOOR  
2178 sq.ft. (202.3 sq.m.) approx.

1ST FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



## GROUND FLOOR

Porch	10'1 x 5'6
Entrance hall	18'2 x 10'1
Plant room	10'2 x 9'4
Cloakroom	6'8 x 3'7
Sitting room	18'3 x 18'1
Kitchen/breakfast room	20'1 x 13'8
Utility room	10'2 x 8'2
Bedroom five/dining room	13'9 x 10'5
Bedroom two	14'0 x 13'3
Family bathroom	9'7 x 6'5
Primary bedroom	17'6 x 11'9
Dressing room	13'3 x 5'3
En-suite bathroom	11'9 x 5'9
Double garage	22'9 x 16'7

## FIRST FLOOR

Family room/study area	32'7 x 17'1
Storage	18'0 x 12'8
Bedroom three	13'3 x 12'3
Bedroom four	12'3 x 10'4
Family bathroom	9'5 x 6'1
Storage room	18'3 x 8'10

## KEY FACTS

Modern, contemporary home  
Situating in a prestigious lane within St Martin  
Views out towards the South Coast  
Walking distance to Cliffs and Saints Bay  
Immaculate throughout  
Generous lawned garden with mature hedging  
Double garage and parking

## SERVICES

Mains services

## DRAINAGE

Cesspit drainage

## HEATING

Underfloor heating - air source

## APPLIANCES

2 Neff ovens  
Neff warming drawer  
Neff induction hob  
Neff extractor unit  
Integrated Neff fridge  
Integrated Neff freezer  
Neff dishwasher  
Hotpoint washing machine  
Hotpoint tumble dryer

## 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.

**£2,395,000**



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