

THE RECTORY



7

BEDROOMS

2

BATHROOMS

5,021

SQ FT

£2,750,000 OPEN MARKET, ST. ANDREW

Presented to the market for the very first time, The St. Andrew's Rectory is a truly special home steeped in history and character. Originally built in 1829 and later extended in 1858, this remarkable property offers a unique blend of period charm and untapped potential.

Set on a generous and mature plot, The Rectory has benefited from various improvements over the years, yet still offers scope for further modernisation to suit contemporary living standards. The accommodation is extensive, comprising several reception rooms, a kitchen, utility room, store rooms, and up to seven bedrooms along with two bath/shower rooms.

Surrounding the house are mature, well-established gardens, and to the rear of the property lies an old barn, offering further possibilities (subject to Planning), and ample parking for multiple vehicles.

This is a rare chance to become the custodian of one of Guernsey's historical treasures - please contact Livingroom to arrange a viewing.

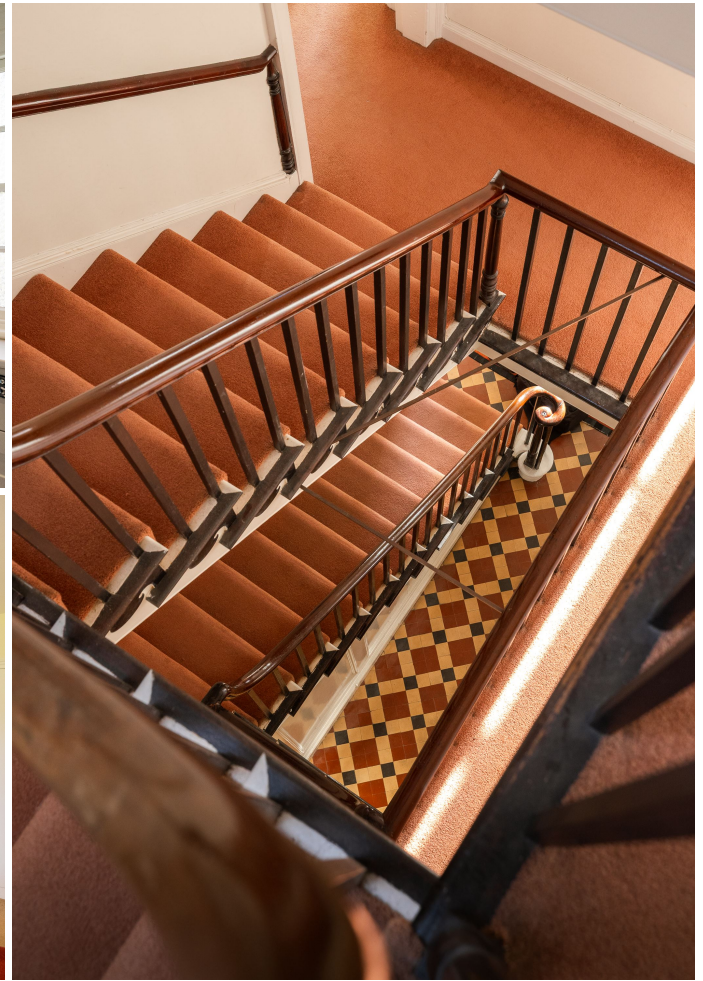


LIVINGROOM
The Channel Island Estate Agent





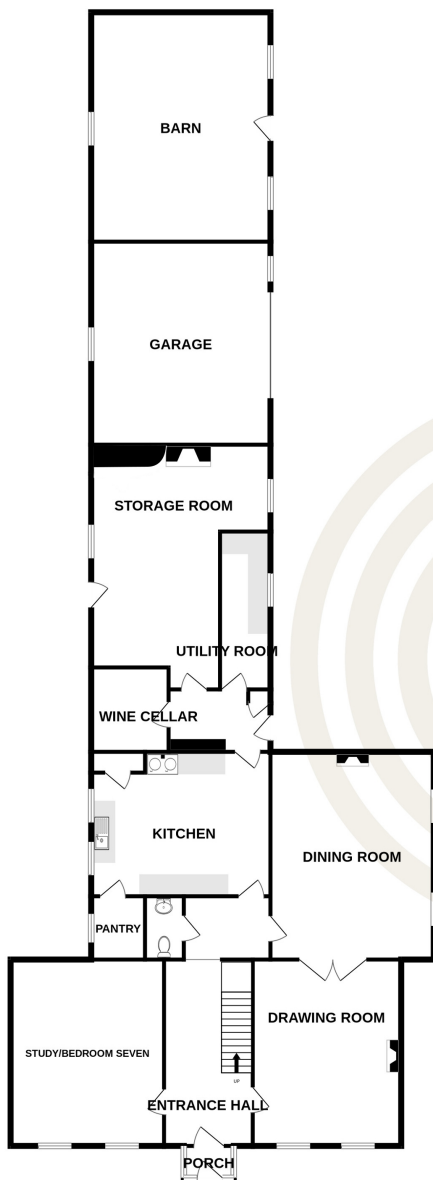




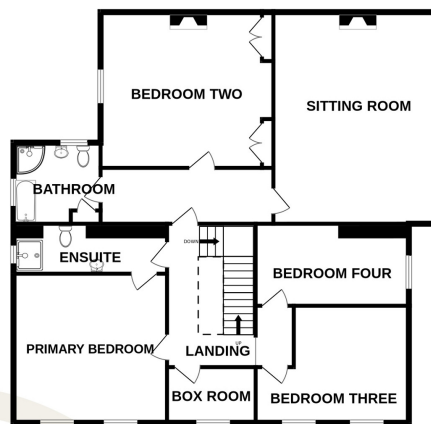


FLOORPLAN THE RECTORY

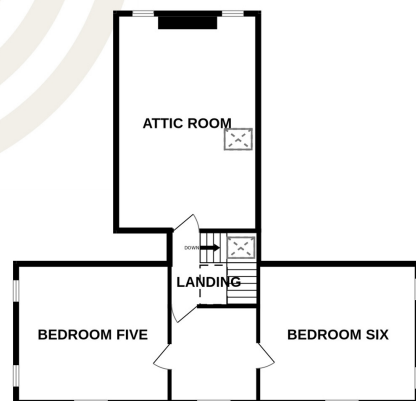
GROUND FLOOR
2672 sq.ft. (248.3 sq.m.) approx.



1ST FLOOR
1487 sq.ft. (138.2 sq.m.) approx.



2ND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 5021 sq.ft. (466.4 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

Porch	4'11 x 3'2
Entrance hall	18'8 x 8'9
Study/bedroom seven	18'0 x 15'2
Drawing room	18'0 x 14'8
Dining room	21'4 x 16'1
Cloakroom	6'3 x 3'3
Kitchen/breakfast room	17'8 x 13'8
Pantry	6'3 x 4'6
Rear hall	10'0 x 6'2
Wine cellar	8'4 x 6'5
Utility room	15'6 x 5'0
Store room	24'1 x 17'8
Garage	20'0 x 18'2
Barn	22'7 x 18'2

FIRST FLOOR

Landing	
Sitting room	21'4 x 16'1
Primary bedroom	15'2 x 14'8
En-suite shower room	15'0 x 3'5
Bedroom two	16'2 x 15'4
Bathroom	8'5 x 8'0
Bedroom three	15'2 x 11'6
Bedroom four	15'2 x 8'1

SECOND FLOOR

Bedroom five	15'2 x 13'8
Bedroom six	15'2 x 13'8
Attic/store room	21'4 x 14'0

KEY FACTS

St. Andrew's Rectory (Listed)
 Detached property with rear barn
 Dating back to 1829 with many period characteristics
 Versatile and generous accommodation
 Spacious and mature plot with gardens and parking
 Further scope to extend (subject to Planning)

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil Central heating

APPLIANCES

Aga
 AEG oven and hob
 AEG dishwasher
 Neff extractor unit

INCLUSIONS

To be confirmed.

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.

£2,750,000



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