

FERMAIN HOUSE



4

BEDROOMS

4

BATHROOMS

2,966

SQ FT

£3,950,000 OPEN MARKET, ST. PETER PORT

Fermain House is an impeccably presented contemporary home, beautifully designed and situated in a quiet, prestigious lane above Fermain Bay, just a short stroll from picturesque bluebell woods. Built in 2012, this exceptional property offers spacious and thoughtfully arranged accommodation throughout. The ground floor features a welcoming entrance hall, a formal sitting room, a cosy snug, a study, cloakroom, utility room, and a stunning open-plan kitchen and dining room. Flooded with natural light, this impressive living space opens onto the garden through bi-fold doors. On the first floor are three generously proportioned bedroom suites, each with its own en-suite bathroom and private balcony enjoying distant sea views. Complementing the main house is a garage with boiler and store room, together with a self-contained guest bedroom suite above, ideal for visitors or extended family. Outside, a paved driveway provides ample parking, while the south-facing gardens have been...



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The Channel Island Estate Agent



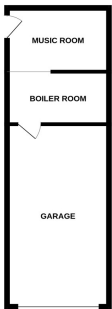




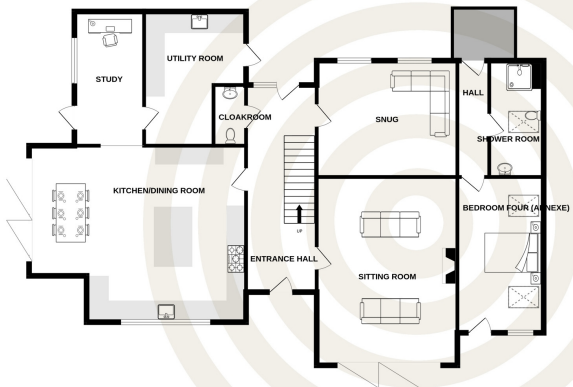




LOWER GROUND FLOOR
355 sq.ft. (32.7 sq.m.) approx.



GROUND FLOOR
525 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 2966 sq.ft. (275.5 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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LOWER GROUND FLOOR

Garage	19'2 x 10'8
Boiler room	10'8 x 5'6
Music room	10'8 x 6'8

GROUND FLOOR

Entrance hall	21'9 x 7'5
Cloakroom	6'4 x 3'5
Sitting room	19'9 x 14'9
Snug	14'9 x 12'2
Kitchen/dining room	22'9 x 18'6
Study	14'1 x 7'4
Utility room	14'1 x 10'8

FIRST FLOOR

Landing	21'9 x 7'5
Primary bedroom	14'9 x 13'5
Dressing room	14'9 x 8'3
En-suite bathroom	9'7 x 7'9
Bedroom two	15'0 x 11'1
En-suite bathroom	11'9 x 5'11
Bedroom three	16'1 x 11'1
En-suite shower room	11'9 x 3'8

KEY FACTS

Beautiful, contemporary home
Situating above Fermain Bay, close to Bluebell Woods
Walk-in condition with generous reception rooms
Distant views from the first floor
South-facing garden with mature planting
Garage and store room with guest suite above
Paved driveway with parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating.
Underfloor on ground floor and bathrooms

APPLIANCES

Rangemaster electric oven with gas hob and extractor unit
Miele dishwasher
Rangemaster fridge/freezer
Miele washing machine
Miele 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.

£3,950,000

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Digimap Address Locator



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