BROCKHURST



5
BEDROOMS

5
BATHROOMS

4,310
SQ FT

£4,950,000 OPEN MARKET, ST. PETER PORT

Brockhurst is a magnificent Georgian townhouse, ideally situated in the heart of St Peter Port. Dating back to 1740, this exceptional property is a fine example of a period home, beautifully combining historic charm with modern comforts. Renovated over the years and presented in superb condition, the property has benefited from a number of significant improvements, including a new heating system. Arranged over five floors, the accommodation is characterised by elegant proportions, high ceilings and an abundance of original period features. The principal reception rooms are spacious and elegant, with a charming orangery overlooking the garden. A fully fitted kitchen, utility room and cellar further complement the ground-floor accommodation. The upper floors offer five beautiful bedroom suites, with distant sea views towards the neighbouring islands. Externally, Brockhurst is approached via a secure, gated driveway providing ample parking for multiple vehicles, together with a double...

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FLOORPLAN BROCKHURST



TOTAL FLOOR AREA : 4310 sq.ft. (400.4 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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BASEMENT

Wine Cellar	9'4 x 8'0

GROUND FLOOR

Porch	8'2 x 4'6
Entrance hall	15'0 x 8'2
Drawing room	24'6 x 24'5
Orangery	21'5 x 8'1
Dining room	15'0 x 13'4
Kitchen	15'0 x 14'5
Boot room	24'3 x 5'3
Cloakroom	8'5 x 3'5
Utility room	9'8 x 8'5
Garage	18'3 x 17'9

FIRST FLOOR

Landing	15'0 x 8'2
Primary bedroom	15'0 x 14'3
Dressing room	15'2 x 6'8
En-suite bathroom	8'7 x 7'8
Walk-in wardrobe	8'7 x 7'0
Bedroom three	19'2 x 13'6
En-suite bathroom	13'6 x 6'6
WC	8'2 x 5'0

SECOND FLOOR

Landing	15'0 x 8'2
Bedroom two	15'0 x 14'2
Dressing room	9'7 x 9'4
En-suite bathroom	9'2 x 6'6
Storage	16'3 x 5'6
Bedroom four	20'8 x 13'6
En-suite bathroom	13'6 x 5'2

THIRD FLOOR

Landing	15'7 x 8'2
Bedroom five	9'5 x 8'3
En-suite bathroom	9'5 x 5'3
Bedroom six	13'6 x 11'5

KEY FACTS

Magnificent Georgian townhouse

Situated in the heart of St Peter Port

Excellent order throughout, previously renovated

Beautiful period features and elegant proportions

Distant sea views from the upper floors

Generous south-east facing garden with heated pool and sauna

Secure, gated driveway and double garage

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

Rangemaster electric oven

Bosch dishwasher

Miele fridge

Miele washing machine

Bosch 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.

£4,950,000

