

CASTLE
CAREY



Channel Islands

Castle Carey

A rare opportunity
to acquire one of the
most prestigious
private residences
in the Channel Islands

BLENDING ELEGANCE AND STATURE ON A MAGNIFICENT
SCALE, THIS LANDMARK PROPERTY OCCUPIES A
COMMANDING AND PRIME LOCATION ABOVE GUERNSEY'S
HISTORIC TOWN OF ST PETER PORT.

THE IMPRESSIVE HOUSE AND ITS EXTENSIVE SOUTH FACING
GARDENS OFFER SHELTERED SECLUSION WHILST TAKING
FULL ADVANTAGE OF PANORAMIC VIEWS, PARTICULARLY
FROM THE PRINCIPAL ROOMS, ACROSS THE BUSY HARBOUR
TOWARDS NEIGHBOURING ISLANDS – A BOATING PARADISE
FOR SAILORS AND ONLOOKERS ALIKE.

A *landmark* property for nearly *200 years*

Castle Carey was completed c1840 during the Gothic revival period with classic Regency style influenced by Adamesque features. It is thought to have been designed by the acclaimed architect, John Wilson, who designed Elizabeth College and St James Concert Hall, both of which can be seen from Castle Carey.

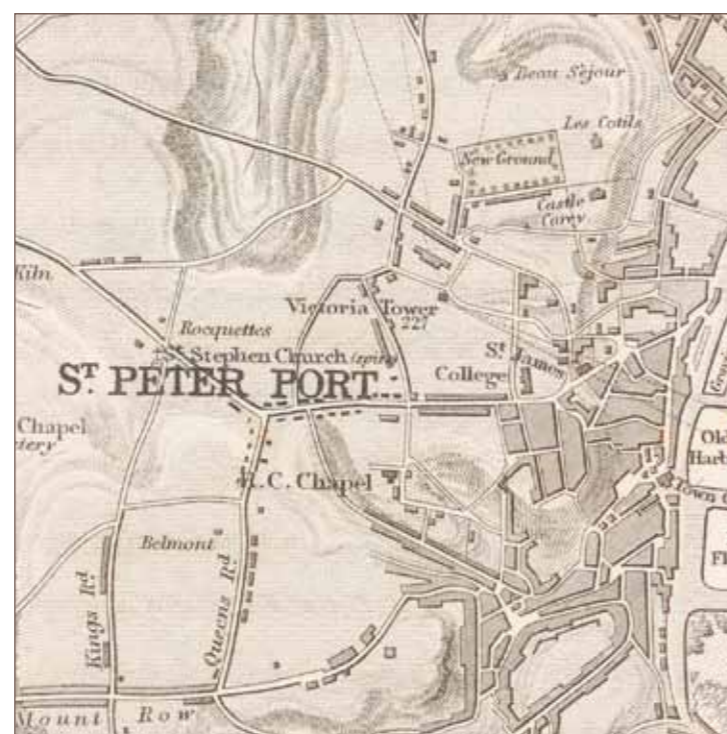
A sympathetic Victorian extension later enhanced the stately accommodation, yet the grandeur of the principal rooms is balanced with the charm of a comfortable and much cherished family home. Little wonder the passing generations have seen only five discerning owners since the Carey family.

Indeed, this distinctive property was briefly the ambassadorial residence of the royal appointed Lieutenant Governor of the Bailiwick of Guernsey and hosted Queen Victoria and Prince Albert during their visit to Guernsey in 1859. Later, in 1862, the Duke of Cambridge stayed at the castle and the Royal Standard was flown to mark his stay.

Castle Carey is mentioned by name in Victor Hugo's famous novel *Les Travailleurs de la Mer*, published in 1866 and dedicated to Guernsey where he spent 15 years in exile.

The occupation of the Channel Islands during the Second World War saw Castle Carey used as an Officers Club by the occupying forces.

Castle Carey is registered as a Protected Building under the States of Guernsey Heritage policy, and is inscribed under Part A of the Open Market Register in accordance with The Housing (Control of Occupation) (Guernsey) Law, 1994. Open Market houses, as they are known, comprise less than 10% of Guernsey's housing stock and are in demand by newcomers to the island who do not have the appropriate housing qualifications to occupy other residential properties.



An ancient map pin points Castle Carey as a notable building.
c1851 Printed courtesy of the Priaux Library, Guernsey.



Guernsey's *strategic* place in *history*

Guernsey and the other Channel Islands represent the last remnants of the medieval Duchy of Normandy, dating back to 993. As such, HRH Queen Elizabeth is not only Guernsey's sovereign but also the Duchy's Head of State.

King John lost most of the Duchy of Normandy in 1204, but the Channel Islands chose to remain a dependency of the British Crown. This loyalty was rewarded with a Royal Charter granting independence and consequently Guernsey has an autonomous Government with the right to legislate without the involvement of the United Kingdom or European Union in domestic matters, including taxation.

During the English Civil War, Jersey remained Royalist whilst Guernsey sided with Parliament due to the islands higher proportion of Calvinists and other Reformed churches. However, Castle Cornet – so clearly visible from Castle Carey – remained the last royalist stronghold under the command of St Peter Osborne until forced to capitulate on 17th December 1651, after Jersey had earlier yielded.

The English wars with France and Spain in the 18th century saw Guernsey ship owners and sea captains exploiting their proximity to mainland Europe, applying for Letters of Marque and turning their merchantmen into privateers. Guernsey's success in the global maritime trade during the 19th century also saw a dramatic increase in the prosperity of the island.

The Bailiwick of Guernsey was occupied by enemy troops in World War II and heavily fortified out of all proportion to its strategic value, finally to be liberated on Guernsey's annual holiday, 9th May 1945, after prime minister Winston Churchill famously announced to the nation that, "Our dear Channel Islands are also to be freed today."

Right up to date and Guernsey maintains a strategic place within Europe. Guernsey is not a member of the European Union and the island's currency has remained sterling. Protocol No 3 of the UK's Treaty of Accession to the European Union excludes the Channel Islands from most of the effects of the Treaty, other than those concerning trade in goods. This constitutional and largely beneficial position cannot be changed without unanimous agreement of the member countries.

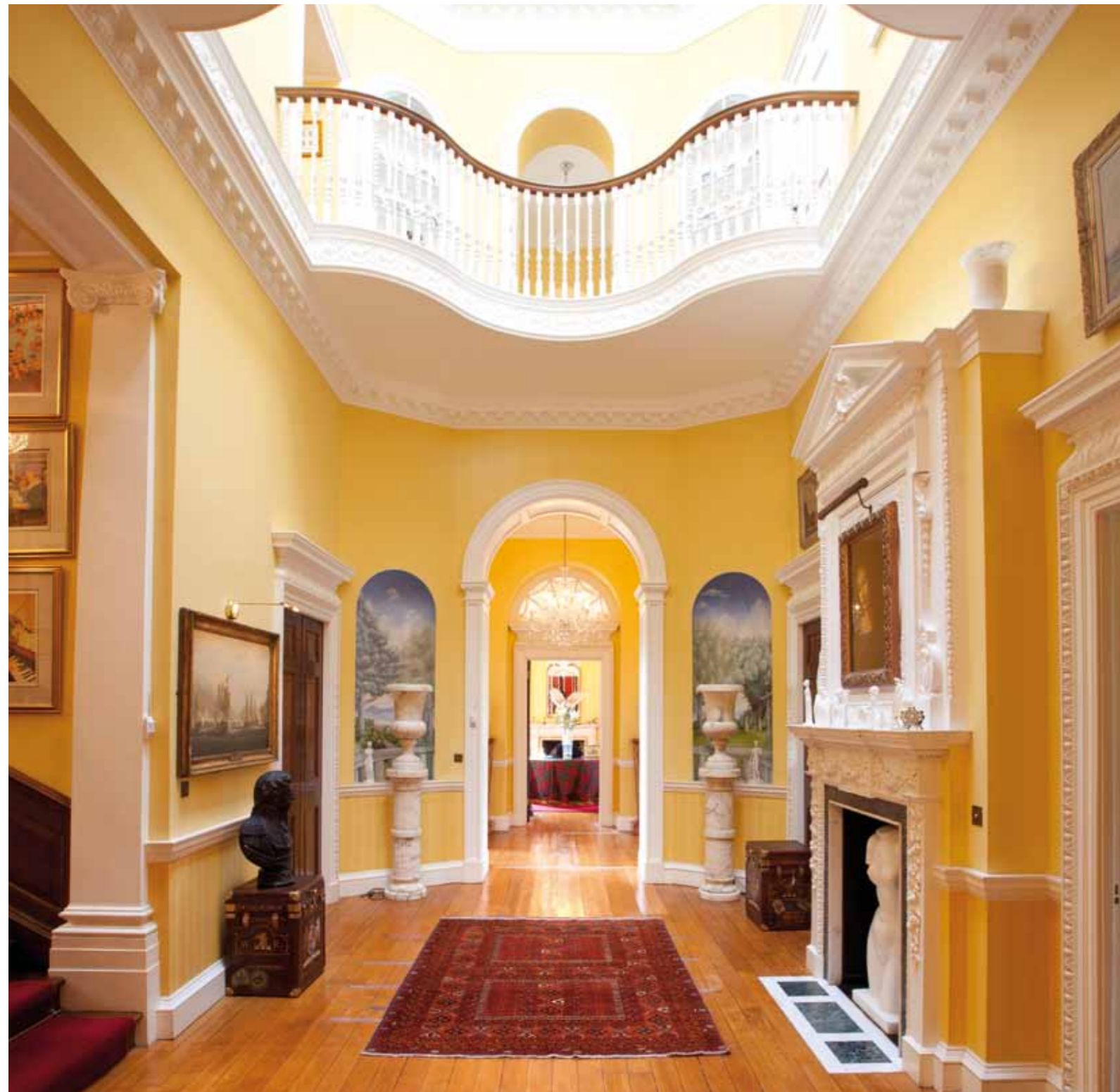
Part of Castle Carey's panoramic views showing the neighbouring islands of Herm, Jethou, Sark and Jersey on the horizon.



“...one is *immediately drawn* into an *exquisite hall* from where the principal rooms radiate...”

The interior design of Castle Carey can be attributed to the geometrical fashion of the regency period, notably that of the renowned architect, Robert Adam. In essence, the comprehensive range of accommodation, in excess of 2,000 square metres, is designed to benefit from the panoramic views and the south facing aspect that ensures plenty of natural light throughout.

From the formal entrance, one is immediately drawn into an exquisite hall from where the principal rooms radiate and above which a twin galleried landing is lighted with an opaque glazed ceiling. Further adornment in 1936 saw the addition of doors, fireplaces and plasterwork salvaged from the redevelopment of London's Adelphi Theatre.



“...ornately *decorative features* including *richly carved* architrave...”

The Library featured below encapsulates many of the key attributes of the interior style.

The principal rooms are of refined proportions emanating graceful style with characteristically deep Regency windows overlooking delightfully landscaped gardens. These rooms, in particular, display ornately decorative features including richly carved architrave, dado rails and intricate plasterwork ceilings with dentil cornice work, whilst polished oak flooring reaches across the entire ground floor of the house.





“There is a generous complement of bedrooms, some with *original Adam fireplaces...*”

The large, well fitted, modern kitchen includes a dining banquette and is well served by the usual offices on the lower ground floor.

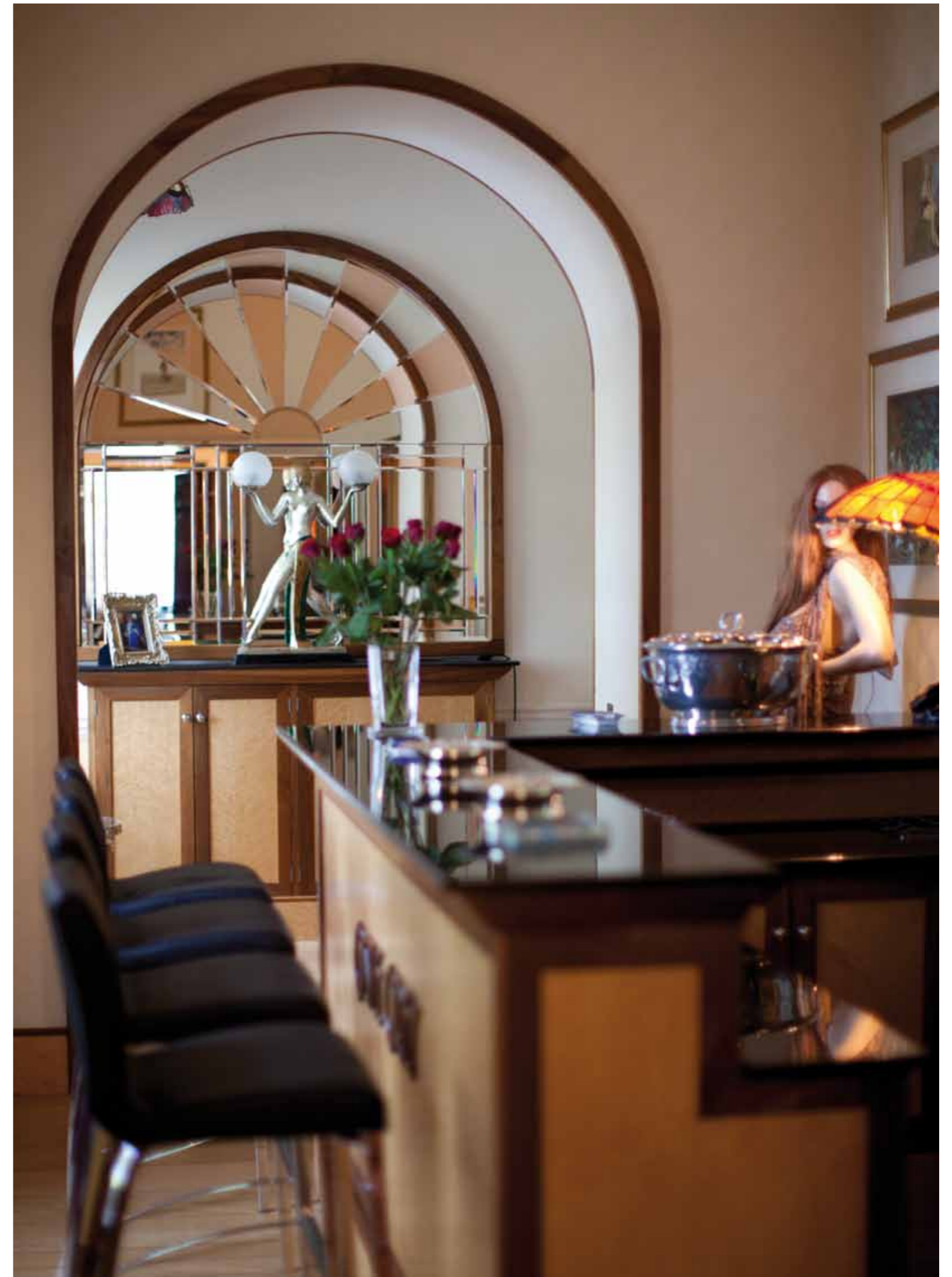
There is a generous complement of bedrooms, some with original Adam fireplaces, whilst the attic rooms are uncommonly light, bright and spacious.

The morning room/third bedroom has handpainted wallpaper from the emergent sixties.



“... *intimate* drawing rooms and a *chic art-deco* bar...”

Imposing high ceilings blend with intimate drawing rooms and a chic art-deco bar. There are hand painted curtains by William Morris and a sprung hardwood floor in the 100 square metres games/dance room – a distinctly ambient room with plenty of natural light, if preferred, for use as a studio or gymnasium or for a variety of other uses.





Gardens *and* grounds

The secure south facing gardens and grounds flourish in Guernsey's temperate climate and have been opened on occasions for charitable fund raising events and featured at length on local television. The vine house is well stocked with exotic fruits and vines. There are breath-taking views across

the nearby harbour to the picturesque Castle Cornet and safe anchorage beyond, popular with visiting ocean liners. This visual extravaganza is enjoyed from a selection of peaceful vantage points within the grounds.





“...the *swimming pool* and *jacuzzi*, which lie invitingly in front of a Romanesque pavilion currently used as a *gymnasium*...”

The Castle Carey estate totals approximately 2 ³/₄ acres and includes a Gate Lodge within a former coach house housing two “local market” apartments. A granite floored conservatory links the house to the swimming pool and Jacuzzi, which lie invitingly in front of a Romanesque pavilion currently used as a gymnasium. A Caribbean style Breeze Hut merges into almost sub-tropical gardens and The Victorian Vine House is amongst the oldest in Guernsey with flagstone floors spanning two levels and a rolling vine ladder. There is also a workshop and garage and a former military fortification dating from the Second World War.





Guernsey's *lifestyle* and *culture*

Both English and French influences blend into Guernsey's vibrant *joie de vivre* with the island lying 70 miles from the English South coast and only 25 miles West of the French Normandy coast. Guernsey is an island of natural charm and beauty with a mild climate and sandy beaches set within wonderful coastal scenery.

The historic town of St Peter Port combines quaint cobbled streets with bustling commerce interspersed with a diversity of restaurants. Boating enthusiasts enjoy excellent facilities around the busy harbour and its two marinas.

Concert halls regularly offer a choice of intelligent and entertaining events whilst varied clubs and associations thrive within the socially active community. Annual public festivals and a wide range of competitive sports are particularly well supported throughout the island.

Guernsey's much envied political stability is highly significant and the island prospers as a well regarded and carefully regulated White List international offshore financial centre providing genuine low tax advantages, including a 20% flat rate of Income Tax, no Death Duties, Inheritance Tax or Capital Gains Tax and no VAT.

Guernsey also has a notably low crime rate together with excellent medical and educational facilities, whilst city air routes and fast car ferries provide direct and daily links to England, Jersey and France.



Guernsey is well connected by plane and sea with England, France and the neighbouring Channel Islands.



Castle Carey is located in the heart of St Peter Port overlooking the harbour. Map supplied by Digimap. © States of Guernsey 2011.

Property Details

Please consult the enclosed set of plans for room locations and aspect.

GROUND FLOOR

13) Vestibule 11’5 x 7’4 (3.5m x 2.2m). Octagonal roof light. Glazed arched door leading to the side and matching arched door (with mirrored panes) to the right and the Butler’s Pantry. Glazed hardwood double doors with fan light over to:

16) Reception Hall 11’1 x 11’ (3.38m x 3.38m). Oak floor. Wide arch to the Central Hall. Double doors to the Bar and single door to the Gentleman’s Smoking Room.

11) Central Hall 28’8 x 12’7 + 26’ x 9’7 (6.3m x 3.85m + 7.9m x 2.7m). Open Adam fireplace with marble checks and hearth and neo-classical overmantle. Oval opening to double galleried landing with large lantern roof light. Twin alcoves with landscape murals. Panelled hardwood door to a small triangular 9) Safe Room and on the opposing wall a replica “false door”. High arch to the rear hall. Polished oak staircase with sold timber side panelling and carved handrail with ornately turned and carved balustrades to the upper floors.

10) Inner Hall 9’3 x 9’3 (2.8m x 2.8m). An octagonal room with three sets of double doors: the central one (with a fan light over) opening to the Drawing Room on the left, The Octagonal Room in the centre and Dining Room on the right. Oak floor.

5) Octagonal Room 17’ (5.2m) diameter. Oak floor. Adam fireplace with carved marble insets and hearth. Two windows to the rear with window seats. Decorative plaster ceiling rose. Doors on either side to twin His Study (6) and Her Study (4). Both are 8’ (2.45m) in diameter, have a built-in shelved display cupboards, additional shelving and fitted desk. Oak floor and windows to the rear.

Returning to the Inner Hall and door to:

3) Drawing Room 26’7 x 17’2 (8.1m x 5.25). Open Adam fireplace with marble checks and hearth. Two windows with window seats to the rear. Ornate ceiling. Oak floor.

7) Dining Room 26’ 1 x 16’10 (7.95m x 5.15m). Open Adam fireplace with marble checks and hearth. Two windows to the rear with window. Ornate ceiling. Oak floor. Wide arched recess with mirrored central panel. Door to the west lobby and doors to shelved Storage Cupboard and **8) Silver Store with dumb waiter** 8’ (2.45m) diameter (octagonal) fitted with base and wall cupboards, a sink unit, dumb waiter and two windows overlooking the garden.

12) West Lobby 6’11 x 17’11 opening to 9’8 (2.1m x 5.43m opening to 2.95m). Fitted display cabinet with base storage cupboards. Gothic arch to a stone spiral staircase leading to the garden and upper floors. Oak floor. Door to the central hall and further door to:

17) Gentleman’s Smoking Room 16’2 x 12’4 (4.93m x 3.76m). Door to the Reception Hall. Window to the side (west facing). Oak floor and shelving. Curtained opening to a Lobby with

18) Butler’s Pantry 9’1 x 3’11 (2.8 x 1.2). Base unit with stainless steel single drainer sink unit. Heatrac Sadia hot water tap. Window to the front.

Appliances: Master Frost icemaker, Alder glass washer.

Returning to the reception hall and door to:

15) Bar 16’3 x 12’4 (4.95m x 3.77m). Fitted L-shaped Bar with hardwood trim and polished granite worktops. Matching mirror backed drinks display cabinet. Window to the front. Oak floor. Arched opening to Ante Room.

Appliances: Baumatic wine cooler and concealed fridge.

14) Ante Room 12’5 x 6’ (3.82 x 1.85). Fitted shaped studded leather seat below the window at the front. Art Deco mirror with four base storage cupboards below (matching the bar). Oak floor. Opening to the central hall.

From the central hall, door to the cloakroom and:

1) The Library 47’ x 24’10 (14.3m x 7.55m). An elegant room with large Adam fireplace with carved marble hearth and checks. Twin neo-classical columns. Two pairs of glazed french doors to the garden terrace at the rear – lovely garden and harbour views. Panelled hardwood door to a shelved cupboard. Oak floor. Ornate ceiling.

2) Cloak Room Traditional high flush wc and wall mounted wash hand basin. Oak floor

FIRST FLOOR

Half Landing Stairs to the East Landing and East Stair Rising. Door to a 25) Store Room.

24) East Landing 41’3 x 4’9 (12.59m x 1.45m). Three windows to the front. Doors to:

23a) Guest Bathroom (5).White suite comprising a bath, pedestal basin and wc. Heated towel rail. Window to the front. Trap to roof void.

20 Bedroom 8 16’3 x 15’9 (4.95m x 4.8m). Window overlooking the rear garden towards the harbour and Castel Cornet. Open Adam fireplace with marble surround and hearth. Interconnecting door to Bedroom 7 and doors to:

19) Vanity Room An octagonal room 4’6 (1.35m) diameter with further window overlooking the garden towards the harbour. Door to:

23) En Suite Bathroom White suite comprising a bath with shower attachment, bidet, low flush wc and wash hand basin with storage cupboard below. Heated towel rail. Window to the front.

21) Bedroom 7 19’10 x 12’7 (6.05m x 3.83m). Open fireplace with ceramic tiled checks and painted wood surround. Wall mounted wash basin with storage cupboard below. Window to the rear. Door to the East Landing and interconnecting door to Bedroom 6.

22) Bedroom 6 16’3 x 15’9 (4.95m x 4.8m) Marble fireplace with decoratively painted timber Adam surround and fitted with a multi-fuel stove. Window to the rear – garden and harbour views. Interconnecting door to Bedroom 7, door to the East Landing and door and step down to:

26) En Suite Shower Room Octagonal shaped. Fully tiled. Steam Mist shower with marble seats and Hansgrohe rain shower head and hand held shower fitting. WC with

concealed flush and wash hand basin set into a high gloss double base storage cupboard. Two windows to the rear. Heated towel rail. Interconnecting door to the Master Bedroom.

Returning to the main staircase and:

36) East Stair Rising Door to Bedroom 5 and access to:

37) Central Galleried Landing 20’6 x 12’5 overall (6.25m x 12.5m). A superb Galleried Landing with polished carved hardwood handrails and balusters. Large octagonal rooflight. Four angled built-in illuminated display niches with cupboards and glazed doors and door to a deep, shelved storage cupboard. Opening to:

34) Octagonal Lobby 9’5 (2.8m) diameter. Doors to twin 35) his and 35) hers walk-in wardrobes, Bedroom 2, Bedroom 3/ Morning Room and

27) Master Bedroom 26’1 x 18’ (8.08m x 5.51m). Adam fireplace with marble insets and hearth. Two windows to the rear. Raised bed plinth with four corner posts and overhead canopy. Door to the En Suite Shower Room (also for Bedroom 6) and further door to

28) En Suite Bathroom Octagonal room. Victorian roll top bath with ball and claw feet and telephone style shower attachment, wash hand basin with base cupboard below and low flush wc. Two mirror fronted vanity cabinets and two further mirrors. Two windows to the rear.

Returning to the Octagonal Lobby and door to:

29) Bedroom 3/Morning Room 16’10 (5.14m) diameter – an octagonal room. Adam fireplace with marble checks and hearth and fitted with a multi-fuel stove. Hand painted wallpaper. Two windows to the rear. Mirrored door to:

30) En Suite Bathroom Octagonal room. White suite comprising a bath with telephone style shower attachment, low flush wc and wash hand basin set into a base cupboard. Dressing table recess with mirror over. Two windows to the side.

31) Bedroom 2 26’5 x 16’10 (8.05m x 5.15m). Adam fireplace with marble insets and hearth. Two windows to the side. Door to the west landing and further door to:

32) En Suite Bathroom Victorian roll top bath with ball and claw feet. Wash hand basin set into a marble worktop and low flush wc. Two windows to the side. Heated towel rail. Mirrored vanity cabinets.

35) West Landing (T-shaped) Window to the side. Three built-in deep storage cupboards. Door to the stone spiral staircase leading to the Staff Quarter on the second floor and the lower floors and further door to:

43) Bedroom 4 16’ x 12’3 (4.91m x 3.75m). Window to the side. Wood laminate floor. Small cast iron fireplace with wood surround. Two interconnecting doors to En Suite Bathroom (Family Bathroom).

42) Family Bathroom Tiled shower cubicle with Mira controls. Victorian roll top bath with ball and claw feet and fitted with a hand held shower attachment, wash basin with base storage cupboard and low flush wc. Cast iron fireplace with wood surround. Decorative tiling to half height.

Window to the front. Door to the central galleried landing and two sets of interconnecting doors to Bedroom 5

41) Bedroom 5 16’2 x 12’4 (4.94mx 3.76m). White wash hand basin with base storage cupboard, shelved cupboard. Cast iron fireplace with wood surround. Door to the East Stair Rising.

SECOND FLOOR

45) Lobby with steps up to a door which opens to the roof. Excellent views. Door to the Staff Flat and:

44) Bathroom White suite comprising a bath with hand held shower attachment, low flush wc and mini wash hand basin. Large rectangular skylight.

STAFF FLAT

48) Sitting Room 16’5 x 11’2 (5m x 3.42m). Arched window to the front. Velux to the rear and side. Fireplace with wood surround. Vaulted ceiling. Opening to a Corridor: 14’4 x 4’ (4.39m x 2m). Skylight. Wooden worktop with stainless steel sink and two double base storage cupboards. Doors to Bedroom 2 and …

46) Bedroom 1 15’ x 11’1 (4.56m x 3.39m). Vaulted ceiling. Fireplace as per the sitting room. Arched window to the front. Velux to the side and rear.

47) Bedroom 2 11.10 x 7’1 (3.6m x 2.17m). Window to the front.

GARDEN FLOOR

Approached from the spiral stone staircase which opens into:

61) Central Hall. & 71) Storage Hall 29’5 x 37’6 x 9’2 (8.97m x 11.4m x 2.8m) overall.

66) Vaulted Wine Cellar 11’10 x 10’8. Flagstone floor. 24 brick bins.

65) Preparation Room 16’ x 11’10 (4.9m x 3.61m). Flagstone floor. Painted wood base and wall units and central island unit with granite worktop. Stainless steel double sink, double drainer sink unit. Window to the front.

Appliances: Conlon-Bleu Classique gas range with stainless steel extractor over. Integrated fridge and freezer. OKO Arctic chest freezer. Ariston fridge.

64) Store Room 10’5 x 5’10 (3.2m x 1.179m).

49) Games Room/Dance Room 45’9 x 23’10 (13.96m x 7.3m). Wooden sprung floor. Mirrored cast wall. Exposed beamed ceiling. Glazed double doors to the garden and log store two windows into **51) the Cloister**. Three hand painted curtains by William Morris.

50) Separate WC White high flush wc and mini wash hand basin. Window to the rear.

60) Trunk Store Flagstone floor. Shelving.

52) TV Room 26’4 x 16’10 (8.04m x 5.15m). Arched recess with three fitted cupboards to half height. Wood burning stove set on a polished granite hearth with wood surround. Two windows to the rear.

54) Laundry Room 16’05 (5.03m) diamcter. An octagonal room with flagstone floor. Three shelved storage recesses. Belfast sink. Two windows to the side.

Appliances: Whirlpool top loading “Collection” washing machine and tumble dryer. Hotpoint dishwasher.

Steel door to:

53) Strong Room 6’8 (2.04m) diameter. An octagonal room with shelved recess, flagstone floor and iron window bars.

Returning to the central l-shaped hall and door to:

56) Kitchen/Breakfast Room 26’ x 16’9 (8m x 5.12m). Cream Shaker style base and wall units with polished granite and hardwood worksurfaces incorporating a Corian sink unit with waste disposal. Banquet seating below the window into the conservatory. Flagstone floor.

Appliances: Blue gas AGA , Ceran hob with Neff extractor over, Neff oven and microwave, Bosch dishwasher, American style fridge/freezer.

On either side of the Kitchen, doors open to **55) Walk-in Larder** (2.17m) diameter. Octagonal room with flagstone floor, tiled walls and slate shelving. Window to the side with iron bars. 57) Pantry with dumb waiter’ (2.17m) diameter. Octagonal room with flagstone floor. Base unit with stainless steel sink. Window into the Conservatory. Microlift dumb waiter. Imperial Steamer.

Returning to the Kitchen/Breakfast Room and door to the side hall.

63) Side Hall 17’6 x 9’1 (5.46m x 2.77m). Flagstone floor. Space for coats. Half glazed double doors to the central hall, double doors to the conservatory and further doors to:

62) Store Cupboard (understairs).

67) Boiler Room 15’1 x 11’10 (4.62m x 3.62m). Flagstone floor. Window into the conservatory. Boulter boiler and Worcester boiler. Two hot water cylinders. Electric board with timing controls. Door to:

68) Store Room 13’3 x 8’10 (4.06m x 2.70m). Curved brick walls and ceiling.

58) Conservatory 24’3 x 28’ (7.40m x 8.57m). Granite floor. Part exposed granite and brick wall features. Wood burning stove. Step up to a **70) Pool Store and 69) Pool Bar**. Glazed double doors at the front open to steps leading up to a path leading to the parking area. Glazed door to the pool area. Door to:

59) Plant Room 16’4 x 9’ (4.99m x 2.75m). Skylight. Pump (well water). Pool filtration unit. Camray “Utility”boiler (pool only).

GARDEN AND GROUNDS

A raised terrace at the rear of the house leads down to the formal gardens largely laid to lawn surrounded by well stocked borders with numerous specimen trees and shrubs, a new Caribbean style Breeze Hut with timber floor and canopy. Beyond this a tree lined avenue leads past a lower terraced kitchen garden to a recently renovated Octagonal Gazebo.

Adjoining the west side of the house is a neo-classical Pavilion, currently used as a gym with a façade comprising a pediment on four round columns and overlooking a shaped Swimming Pool 36’ x 22’ (10.95m x 6.7m) with paved surround, adjacent Children’s Paddling Pool and Jacuzzi. From this west sun terrace steps lead up the Gate Lodge and a raised pergola on columns leads down to a lower pedestrian entrance from Les Vauxlaurens and the Kitchen Gardens. These occupy the lower south terrace with numerous garden stores, potting and machine sheds, soft fruit cages and traditional lean-to Victorian Vine House 72’ x 20’ (21.95m x6.1m), thought to be one of the oldest in Guernsey and spanning two levels, well stocked with numerous exotic fruits and vines. Rolling vine ladder, stone flagged floor.

Vehicular access to the property can be gained either by a separate gated entrance to the north east off L’Hyvreuse Road, onto a large parking and turning area alongside a former German military fortification currently unused. Alternatively, dressed stone pillars and timber gates just before the main entrance lead into the principal car parking area. Workshop and Garage 19’ 6’ x 14’ (5.95m x 4.25m). Adjoining Gate Lodge steps down to pool terrace. The whole property is enclosed by high stone walls and timber gates affording a considerable degree of privacy and security. The variety of mature trees within the grounds also adds to the seclusion as well as providing an attractive natural backdrop.

GATE LODGE

Ground Floor Apartment: Entrance Lobby, Living Room, Kitchen, 2 Bedrooms, Shower Room.

First Floor Apartment: Large Living Room with views across Cambridge Park, Kitchen, 2 Bedrooms, Bathroom. Elevated Veranda above adjoining garage.

Note: The Gate Lodge is available for occupants possessing Local Market residential qualifications only.

INCLUSIONS & EXCLUSIONS

The property is offered freehold, strictly exclusive of all items, even if mentioned in these particulars, other than the following – which are included. The mantelpieces, fireplaces, window and door furniture, all sanitary ware including antique and other baths, fitted cupboards, wardrobes and shelves, tanks radiators towel rails and boilers, the AGA, wood burning stoves and cookers, dishwashers and laundry equipment. Curtains (William Morris curtains), blinds, pendant and wall mounted light fittings, garden machinery, Swimming Pool equipment and breeze hut furniture and Jacuzzi. Some garden ornaments available for sale by private treaty.

SERVICES

Mains water, electricity (three phase), main drainage and gas are connected to the property. Oil fired central heating and pool heating. Borehole water for garden irrigation and pools.

RATES

Domestic Open Market House 1,224 TRP units, land 192 TRP units, combined ancillary outbuildings and swimming pool 1013 TRP units. Total tax on real property units 2429.

Total land area 11,246 sq m (6 vergées and 34.49 Perch), 2¾ acres.

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