

# LE PONT RENIER



**5**

BEDROOMS

**3**

BATHROOMS

**6,111**

SQ FT

**0.9**

ACRES

**£2,950,000 OPEN MARKET, ST. PETER PORT**

Le Pont Renier is an imposing Georgian home situated on a prominent, elevated site in St. Peter Port. This gracious property offers a grand entrance hall leading to spacious reception areas including drawing room, dining room, conservatory and garden room in addition to a large kitchen and self-contained wing. The first floor provides a beautiful Primary bedroom suite, three double bedrooms and two bathrooms. There are a further two bedrooms and bathroom on the second floor. In addition, the accommodation offers a converted basement with several full height rooms. Positioned on it's elevated plot, Le Pont Renier enjoys stunning views over the adjacent valley. The walled, tiered gardens are a particular feature of the property and include a heated swimming pool and vine house. There is a detached garage block and parking for several vehicles. An outstanding family home which should be viewed to be appreciated.



**LIVINGROOM**  
The Channel Island Estate Agent

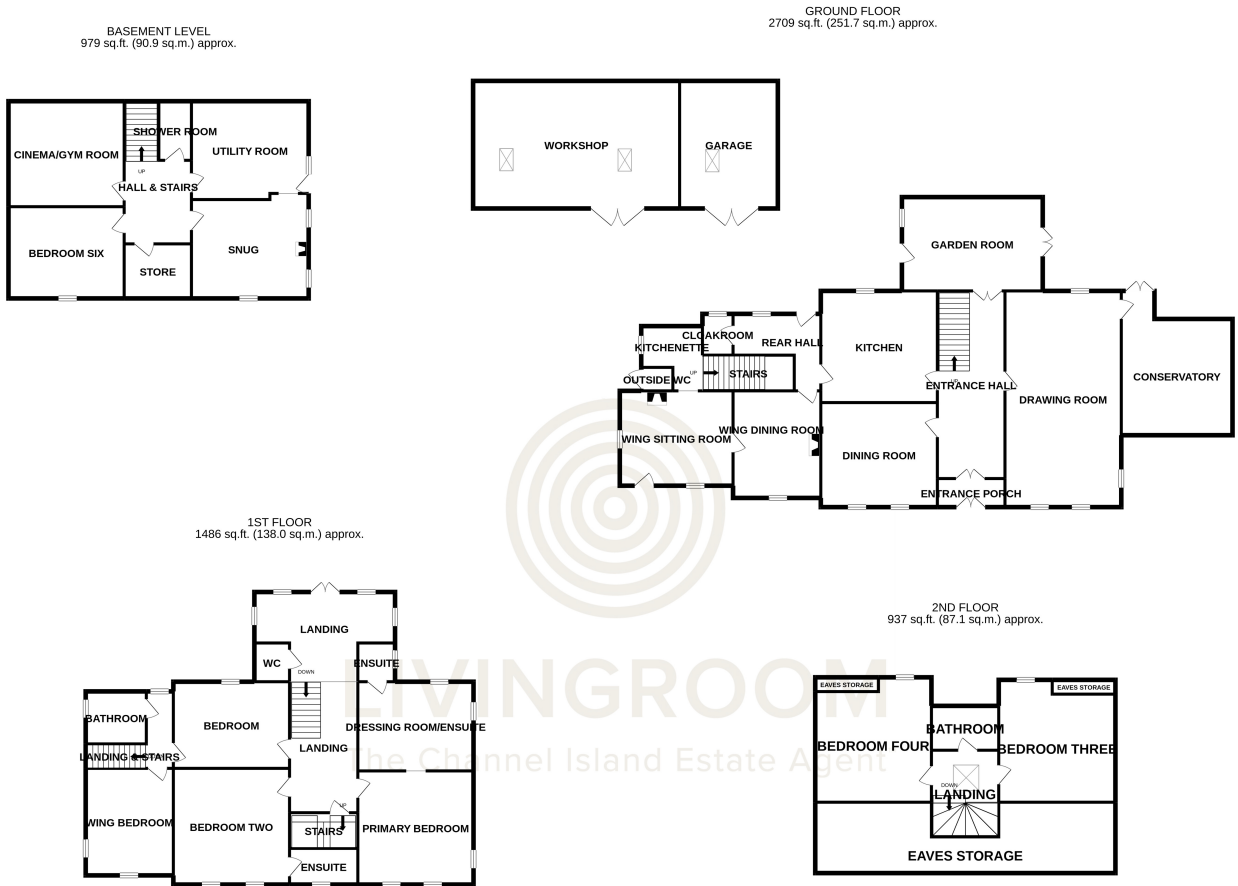












## BASEMENT

Utility room	15'5 x 11'0
Snug	16'4 x 13'6
Cinema/gym	13'5 x 13'1
Bedroom six	13'5 x 11'8

## GROUND FLOOR

Entrance hall	24'5 x 8'0
Drawing room	29'8 x 15'1
Conservatory	23'5 x 11'10
Garden room	17'11 x 10'11
Dining room	15'3 x 13'3
Kitchen	15'1 x 14'9
Wing cloakroom	5'5 x 4'0
Wing dining room	14'7 x 12'3
Wing sitting room	14'8 x 12'1
Kitchenette	9'3 x 8'0
Garage	16'5 x 12'8
Workshop	26'9 x 16'5

## FIRST FLOOR

Landing	31'3 x 17'3
Primary bedroom	16'2 x 15'0
Dressing room/en-suite	15'0 x 12'1
Shower room	8'5 x 4'0
Bedroom two	15'9 x 15'1
En-suite bathroom	8'2 x 7'6
Bedroom three	15'1 x 12'0
Wing bedroom	14'9 x 11'6
Wing bathroom	7'6 x 5'3
WC	6'5 x 4'7

## SECOND FLOOR

Bedroom four	15'9 x 15'5
Bedroom five	15'9 x 15'5
Family bathroom	7'9 x 6'3

## KEY FACTS

An imposing Georgian home on an elevated, prominent site  
Within walking distance of the centre of St. Peter Port

Stunning views over the adjacent valley

Walled, terraced garden with heated swimming pool and vine house

Detached garage block and parking for several vehicles

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating

## APPLIANCES

Neff oven

AGA

Neff microwave

Neff hob

Neff fridge

Neff freezer

Bosch washing machine

Miele dryer

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

## SCHOOL CATCHMENT

Vauvert Primary

La Mare de Carteret High School

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.

**£2,950,000**



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