

2 Le Chateau De La Montagne

La Charroterie - St Peter Port - GY1 1EJ

Price £755,000



REF: **2222**

TRP: **244**



- Listed 4 double bedroom Town House.
- Situated within walking distance to the Town Centre.
- Kitchen/diner, lounge and cloakroom.
- 4 double bedrooms, 1 ensuite, 1 shower room & 1 bathroom.
- Private courtyard and store room.
- Perry's Guide - Page 5 G11.













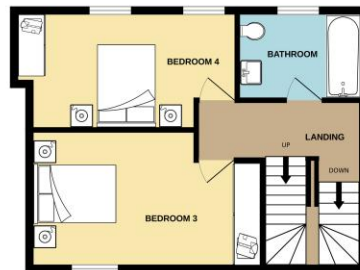
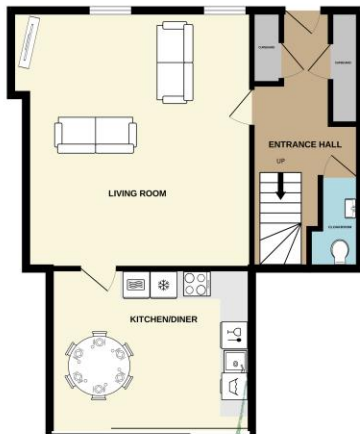






GROUND FLOOR

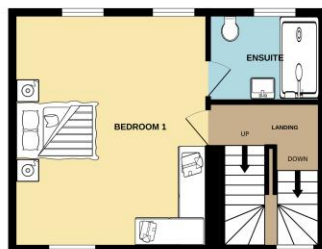
1ST FLOOR



2ND FLOOR

Chateaux estate agency

3RD FLOOR



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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ENTRANCE HALL

Part glazed wooden door to front. Staircase to 1st floor. Cupboard housing incoming electrics and under floor heating manifolds. Storage cupboard with hanging rail for coats and plenty of space for shoes. Door to lounge/diner and cloakroom. Radiator. Flagstone flooring.

CLOAKROOM 1.97m (6'6") x 1.1m (3'7") Max

Fitted with a two-piece suite comprising WC and wash hand basin set on vanity unit. Manrose extractor fan. Flagstone flooring.

LOUNGE/DINER 5.25m (17'3") Max x 5.2m (17'1")

Two wooden windows to front with secondary double glazing and seating under. Ample space to relax and dine in. Door to kitchen/breakfast room. Radiator.

KITCHEN/BREAKFAST ROOM 4.4m (14'5") x 3.78m (12'5")

Fitted with wall and base units in slate grey with contrasting Silestone worktops over incorporating a stainless steel single Bowl sink with drainer grooves and glass splashbacks. Appliances include AEG induction hob with Haier extractor fan over, eye-level AEG double oven, AEG fridge/freezer and Neff washer/dryer. Space for a good size family table. Double sliding patio doors leading out to courtyard. Underfloor heating.

COURTYARD

Sunny courtyard with gate to steps which lead to parking area and private storage shed.

FIRST FLOOR LANDING

Wooden window to rear with secondary obscure double glazing. Staircase to 2nd floor. Doors to bathroom and bedrooms three and four.

BATHROOM 2.74m (9'0") x 1.88m (6'2")

Fitted with a three-piece suite comprising bath with shower attachment over and glazed screen, wash hand basin set in vanity unit with large mirror over and WC. Wooden window to front with secondary obscure double glazing. Fully tiled walls and floor. Manrose extractor fan and heated towel rail. Underfloor heating.

BEDROOM 4 4.72m (15'6") Max x 2.57m (8'5") Max

Double bedroom with two wooden windows to front with secondary double glazing. Fitted robes and radiator.

BEDROOM 3 5.35m (17'7") Max x 2.58m (8'6")

Double bedroom with wooden window to rear with secondary double glazing. Fitted double robes and radiator.

SECOND FLOOR LANDING

Wooden window to rear with secondary obscure double glazing. High-level storage cupboard. Stairs to 3rd floor. Door to bedroom one.

BEDROOM 1 4.72m (15'6") x 4.17m (13'8")

Great size double bedroom with 2 wooden windows to front and one wooden window to rear, both with secondary double glazing. Fitted with a five door run of robes and two radiators. Door to ensuite shower room.

ENSUITE SHOWER ROOM 2.65m (8'8") x 1.89m (6'2")

Fitted with a three-piece suite comprising walk in shower with glazed screen, wash hand basin set in wall hung vanity unit with illuminated mirror over and WC. Wooden window to front with secondary obscure double glazing. Manrose extractor fan and chrome heated towel rail. Tiled walls and floor.

THIRD FLOOR LANDING

Two large wooden sash windows to rear with secondary double glazing providing lots of natural light. Exposed wooden beams. Door to shower room and bedroom two.

BEDROOM 2 5.17m (17'0") x 4.32m (14'2")

Another great size double bedroom with exposed wooden beams. uPVC window to rear. Radiator.

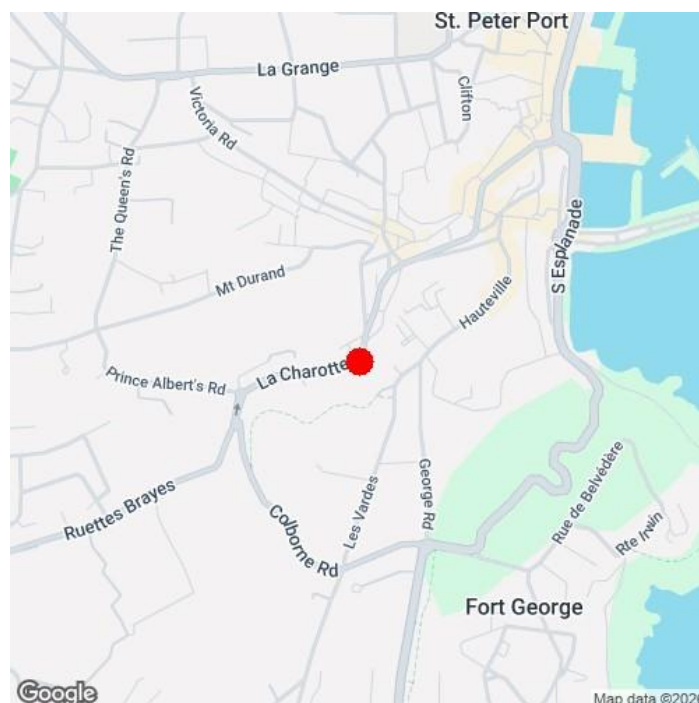
SHOWER ROOM 2.5m (8'2") x 1.73m (5'8")

Fitted with a three-piece suite comprising corner shower cubicle, wash hand basin set on vanity unit with illuminated mirror over and WC. Fully tiled walls and floor. Manrose extractor fan. Underfloor heating.

PARKING

Allocated parking for 2 cars together with excellent on street parking directly outside.

This listed four double bedroom town house is conveniently located in the heart of St Peter Port within walking distance of the town centre and presents a wonderful opportunity for those working in and around the area. Set over four floors the extensive accommodation provides a kitchen/diner with double sliding patio doors to private courtyard, lounge and cloakroom on the ground floor, two double bedrooms and family bathroom on the first floor with the master bedroom and ensuite shower room situated on the second floor and bedroom 2 plus shower room on the top floor . Presented in an immaculate and stylish condition this spacious home has been lovingly renovated and restored by the present owners managing to retain a period feel with original features such as exposed beams, windows and flagstone flooring. Externally the house offers a low maintenance and attractive enclosed rear courtyard with private store. There is also allocated parking for 2 cars together with good on-street parking right outside. Altogether a truly stylish, yet charming low maintenance property with so much to offer, this family home is highly recommended by Chateaux to any potential purchaser. Call us today on 244544 to book a viewing.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: AEG induction hob with Haier extractor fan over, eye-level AEG double oven, AEG fridge/freezer and Neff washer/dryer.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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