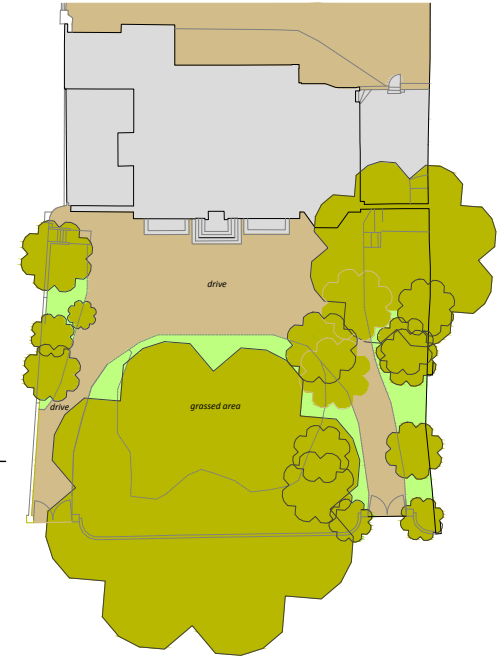


# THE VILLA, THE GRANGE



Site plan



The Villa is an elegant Georgian property originally built in 1802 for a wealthy merchant family.

The properties on The Grange are steeped in history, having been owned by various notable members of the Guernsey establishment and still today these buildings are regarded as some of the finest period homes in Guernsey as well as one of the most highly regarded addresses. For the first time ever, an opportunity has arisen to acquire a period style apartment on The Grange within one of the finest residential buildings in Guernsey

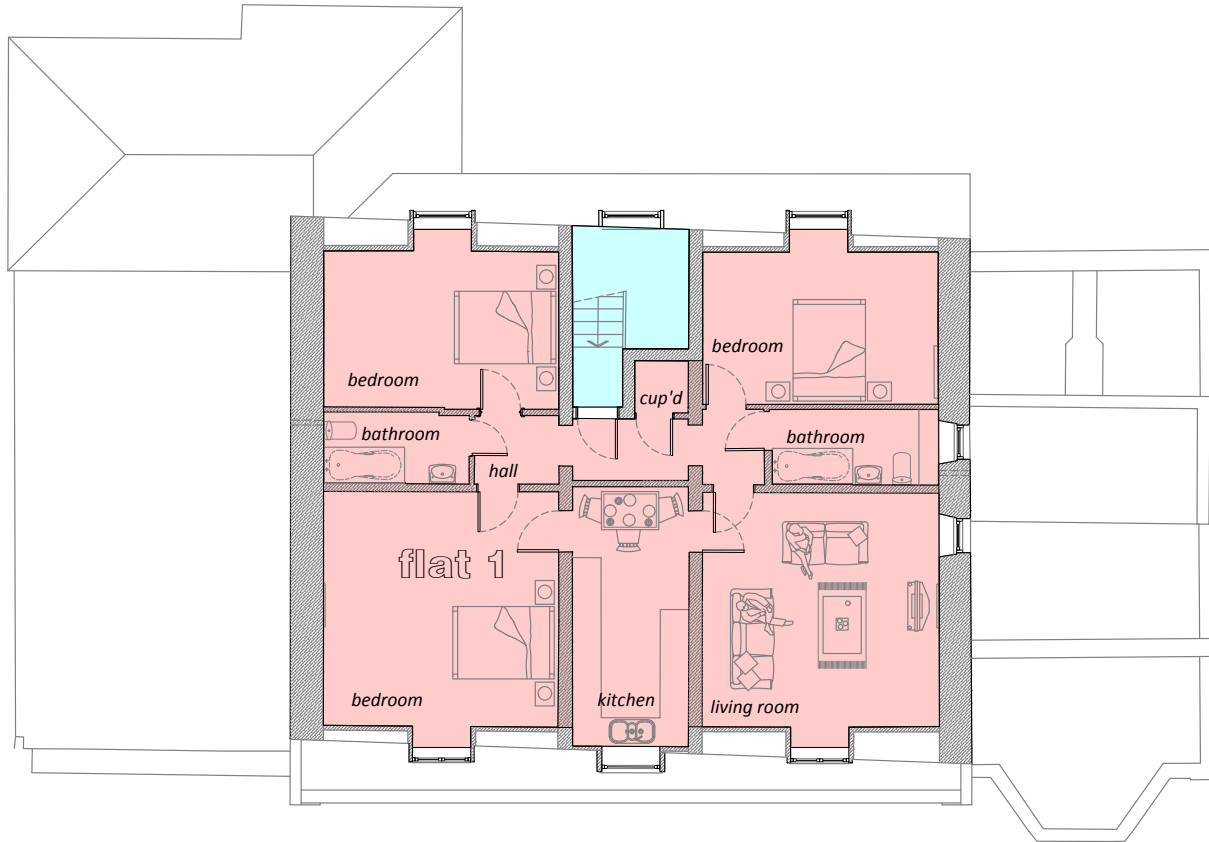
**Phase 1 (completed)**

**Phase 2 (completed)**

For further details, please contact us on 730702 or [contact@fullergroup.co.uk](mailto:contact@fullergroup.co.uk)

# Second floor plan

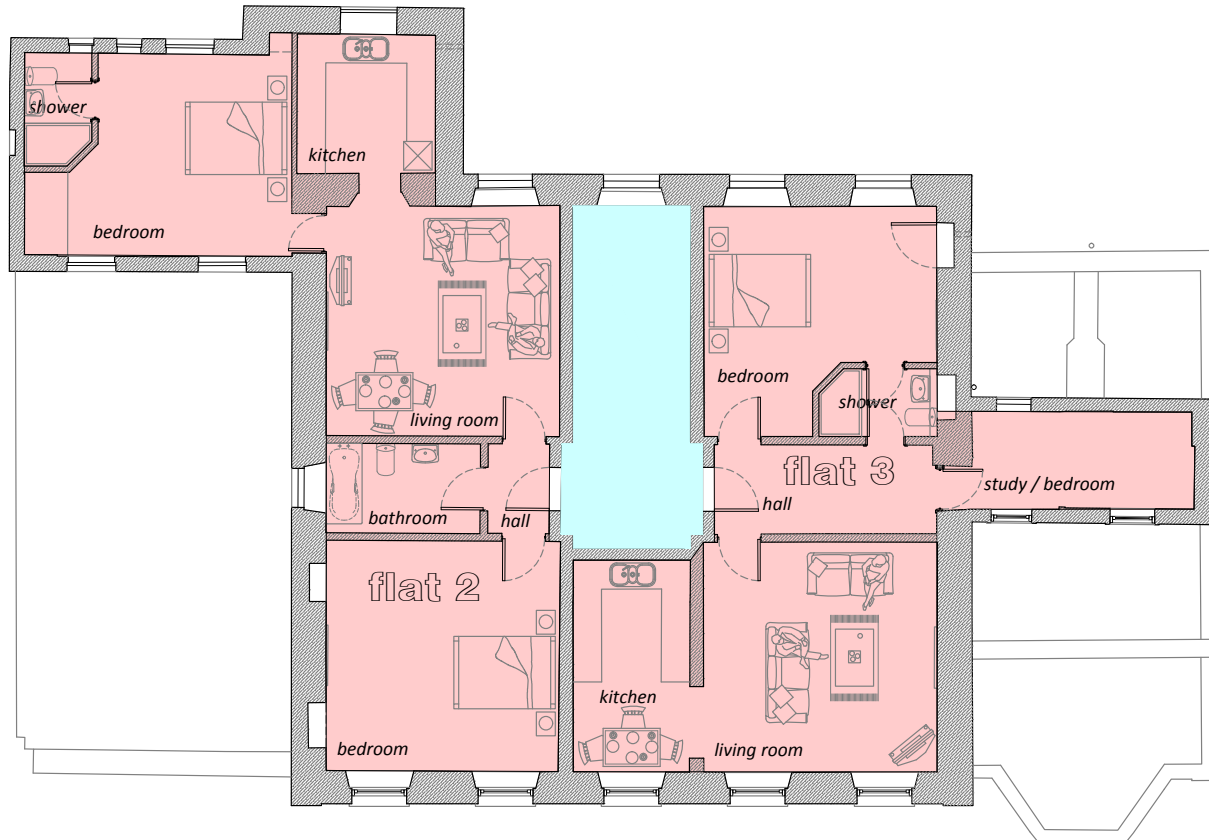
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**APARTMENT 1** is a Penthouse Apartment occupying the entire top floor, consisting of 3 double bedrooms and a generous living room. Alternatively, the apartment could be used as a two bedroom apartment with a large dining or reception room. All rooms benefit from a full roof void and therefore have generous ceiling heights as well as wonderful character and charm including period fireplaces. This apartment has the benefit of North East views over the Little Russel.

- 3 Double Bedrooms
- 2 Bathrooms
- Living Room
- Modern Kitchen with washing facilities
- Mezzanine Storage Area
- 1180 square feet
- Gas Central Heating
- Oak Flooring throughout
- 1 Parking Space with option to acquire a second space

# First floor plan



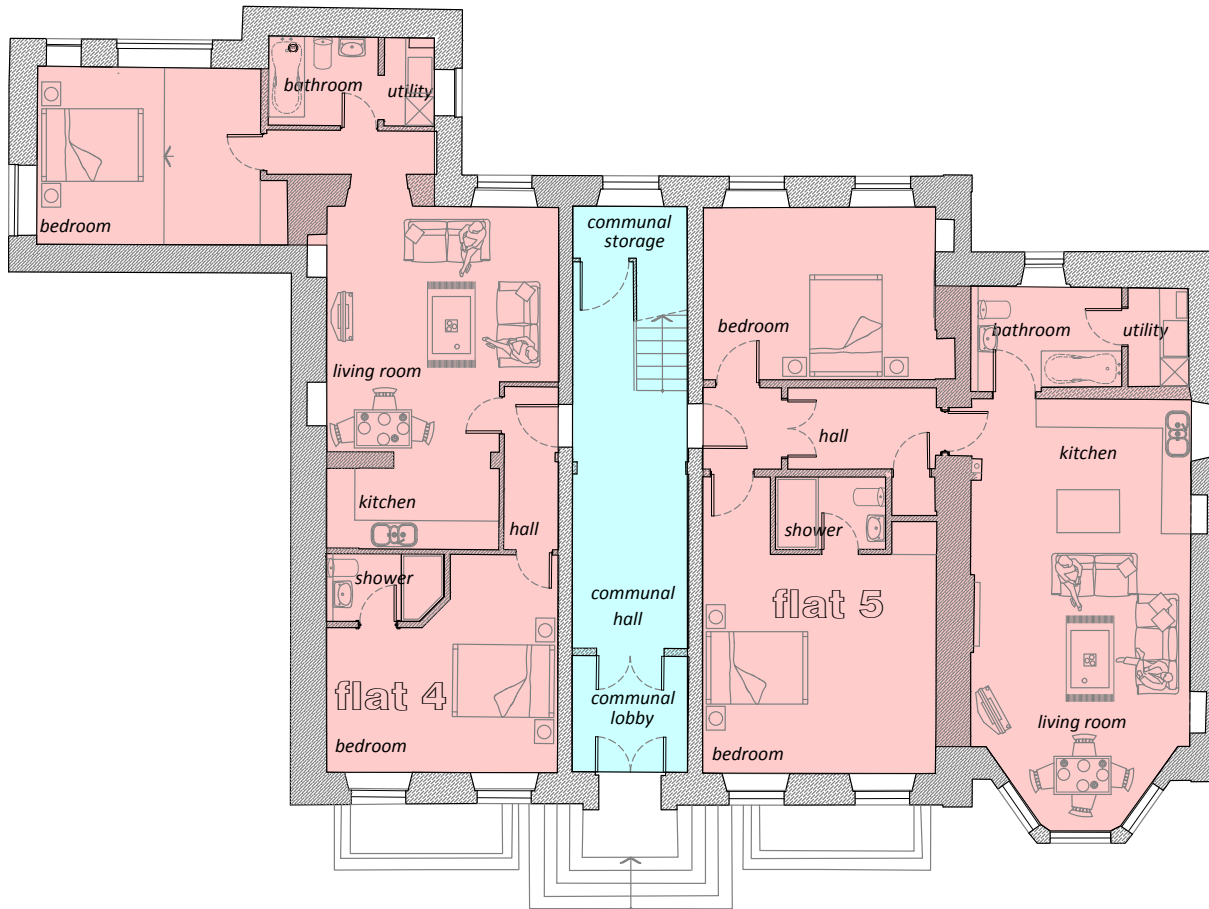
**APARTMENT 2** is a First Floor Apartment with generous floor areas and well-proportioned rooms, comprising 2 large bedrooms with a large bathroom and ensuite shower room. The flat has many period features including original fireplaces, high ceilings and abundant natural light from the large sash windows.

- 2 Double Bedrooms
- 1 Bathroom with Utility area; 1 Ensuite Shower Room
- Living Room
- Modern Kitchen
- Loft Storage
- 1035 square feet
- Gas Central Heating
- Oak Flooring and Wool Carpets in Bedrooms
- 1 Parking Space with option to acquire a second space

**APARTMENT 3** is a First Floor Apartment with generous floor areas and well-proportioned rooms comprising 1 large bedroom and a single bedroom/study with a Jack and Jill ensuite shower room. This apartment has an elegant south facing living room with abundant light and elegant period features adjoining a contemporary kitchen with high ceilings and abundant natural light from the large sash windows.

- 2 Bedrooms/Study
- 1 Ensuite Shower Room (Jack and Jill access)
- Living Room
- Modern Kitchen with washing facilities
- 810 square foot
- Gas Central Heating
- Oak Flooring and Wool Carpets in Bedrooms
- 1 Parking Space with option to acquire a second space.

# Ground floor plan



**APARTMENT 4** is a raised Ground Floor Apartment with generous floor areas and well-proportioned rooms comprising 2 large bedrooms, the south facing bedroom overlooking the communal front garden and benefiting from an ensuite shower room. This apartment has elegant period features and character, exceptionally high ceilings and abundant natural light from the large sash windows. A modern kitchen opens on to a generous sized living room.

- 2 Double Bedrooms
- 1 Bathroom; 1 Ensuite Shower Room
- Utility Room with Belfast sink
- Modern Kitchen
- Loft Storage
- Living Room
- 1035 square foot
- Gas Central Heating
- Oak Flooring and Wool Carpets in Bedrooms
- 1 Parking space with option to acquire 2nd space.

**APARTMENT 5** is a raised ground floor flat with an exceptionally large open plan Kitchen/Living Room, south facing and overlooking the communal front gardens. This apartment has many original period features including fireplaces, exceptionally high ceilings and 2 well-proportioned bedrooms, one with an ensuite shower room.

- 2 Double Bedrooms
- 1 ensuite shower room, 1 bathroom
- Utility room with Belfast sink
- Open Plan Kitchen, diner, Living layout
- 1040 square foot
- Gas Central Heating
- Oak Flooring and Wool Carpets in Bedrooms
- 1 Parking space with option to acquire second space