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**40 Short Road**  
**Walmer, Port Elizabeth**

**Price: R6,000,000**



### **Preliminary Details**

This magnificent manor home is situated on a much sought after and upmarket road in the leafy neighbourhood of Walmer. It exudes all the charm and luxury one would expect from a property in this area with modern finishes chosen to compliment the older features which includes sash windows, a slate roof and imported garden fountain positioned at the entrance to the magnificent sprawling garden.

The living rooms flow seamlessly through to one another and open via wooden French and stack doors onto a partially covered patio which leads out to the sun drenched pool. The patio is finished with an Earthcote type screed (Kopox) which is not only hard wearing, but compliments the property beautifully. The home is magnificently decorated and one has the option of purchasing some of the furniture and fittings if you so desire.

The property is fitted with a high-tech Voice alert system and Atlas 24HR armed response alarm system as well as an intercom with video camera positioned at the front gate. An irrigation system linked up to underground water tank helps keep the garden evergreen and the approximately 45m<sup>2</sup> pool is fitted with a safety net. There are two oversized and carpeted double garages with ample storage in each. The property is conveniently located within close proximity of a number of shopping centres, schools and any other facility one might need.

**Dwelling:** 5 Bedrooms (2 en suite), 3 Bathrooms, Study/TV Room, Guest Toilet, Lounge, Dining Room, Entertainment Room, Kitchen, Laundry, Gas and Wood burning Fireplaces, 2 Double Garages, Domestic Loo, Outside Loo, Rainwater Tank, Swimming Pool

## **Ground Floor**

### **Entrance**

The original wide solid Teak front door opens into an entrance hall that is finished with an Earthcote floor. French doors lead through to the study on the right and a door opens into the lounge. A staircase (with a store beneath) leads up to the first floor bedrooms.

### **Study/TV Room**

French doors lead from the entrance hall into the study/TV room. The study has a Hemp carpet and Boire and Etimo solid wood built in shelves around the perimeter of the room. There is a gas fireplace to one side with an ornate chandelier that hangs overhead. A sash window frames the fountain in the sculpted garden. French doors open onto the undercover patio. A second set of French doors leads through to the lounge.

3.8m x 7.8m (12'06" x 25'07")



### **Guest Toilet**

The guest toilet is situated to the rear of the study. It has wood laminate floors and includes a toilet and a wash basin. Two sash windows let ample light and air in.

1.1m x 2.95m (3'07" x 9'08")



### **Lounge**

The lounge, which flows off the entrance hall, has two French doors that lead out onto the undercover patio that overlooks the pool and rear garden. A wood burning fireplace, with a bold solid French Oak Surround serves as a focal point in the room and two ornate chandeliers hang overhead. French doors open through to the dining room on one side of the room and the study on the other. The floors are carpeted with a Hemp carpet keeping the house nice and warm in winter.

4.65m x 8.4m (15'03" x 27'07")



### Dining Room

The dining room has the same Hemp carpets running throughout and chandelier, which visually connects these two living spaces. Two large sash windows overlook the pool in the rear garden and French doors lead through to the entertainment room.

4.1m x 6.4m (13'05" x 21')



### Kitchen

This magnificently finished room has Earthcote flooring and a French Provencal look and feel. There is a centre island featuring a French Oak counter top, designer Oligo lighting overhead and a square bespoke prep bowl. No slamming in the kitchen thanks to soft close hinges. There is an E-Spring water filtration system ensuring the purest water at all times and the work surfaces are Mocha Caesar stone. The lighting is ergonomic and ample and the kitchen flows through to the entertainment area. A door on the West side leads through to the garage and guest bedroom.

4.4m x 8.7m (14'05" x 28'07")



### Entertainment Room

The spacious entertainment room leads off the dining room and kitchen. It's floors are Earthcote and disappearing stack doors open onto a sunny open patio that lead out to the rear garden. Two solid French Oak cupboards hug either side of a built in braai. An ornate chandelier hangs above the dining area.

6.44m x 8.15m (21'02" x 26'09")



### **Guest Bedroom**

The carpeted outside guest flatlet has a walk-in-closet to one side and enjoys the luxury of an en suite bathroom with heated towel rail, shower with glass door, toilet and wash basin and vanity. The flatlet also has the luxury of underfloor heating.



### **Laundry**

The laundry with all the relevant water and electrical connections is adjacent to the garage and has easy access into the kitchen. There are built in cupboards to store linen and space is provided for a washing machine. There is a double sink beneath the window.

3.35m x 2.75m (11' x 9')

### **Garages**

The first double garage has two sectional overhead doors on remote control and a door that leads into the house via the kitchen. The second double garage also has two doors on remote control and a door which leads into a courtyard between this garage and the main house. This garage could easily be converted into additional accommodation if required and has a fitted ceiling, cornices, windows and plumbing.

5.7m x 5.2m (18'09" x 17'01"); 7.55m x 6.4m (24'10" x 21')

### **First Floor**

#### **Bathroom**

The bathroom is tiled on the floor and behind the shower with travertine tiles. It includes a shower with a clear and frameless glass wall, a freestanding bath (with hand shower attachment), a toilet and a wash basin fitted into a Caesar stone top with a vanity unit beneath. The room is fitted with under floor heating as well as a heated towel rail.

2.9m x 3.35m (9'06" x 11')



### Bedroom 1

The first bedroom is carpeted and is fitted with under floor heating. Two sash windows overlook the garden. A walk-in-closet with tailor-made built in cupboards is on the left as one enters.

3.7m x 4.5m (12'01" x 14'10")



### Bedroom 2

The carpeted second bedroom has cupboards on the left as one enters the room. A sash window overlooks the rear garden and a door opens onto an expansive and sun baked balcony that is shared by bedroom three and bedroom four.

3.7m x 4.75m (12'01" x 15'07")



### Bedroom 3

The third bedroom is carpeted and has imposing built in cupboards on the left as one enters the room. A door opens onto a balcony that overlooks the pool and is shared by bedroom two and bedroom four.

4.75m x 4.1m (15'07" x 13'06")



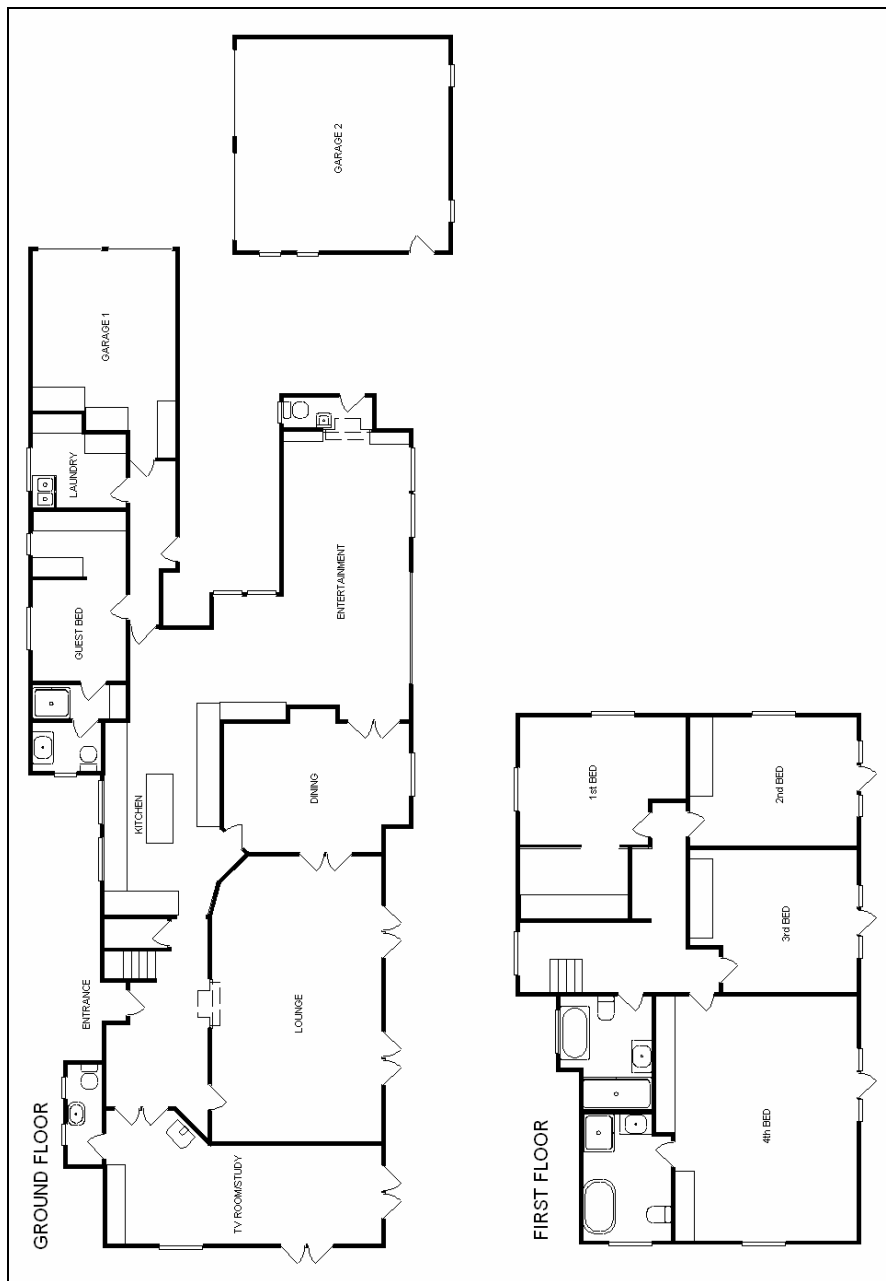
**Bedroom 4 (Master Bedroom)**

The sumptuous master bedroom has thick plush wool carpets (with under floor heating) and built in cupboards on the right and left as one enters the room. A sash window overlooks the rear garden and a door opens onto a balcony that is shared by bedroom two and three. The en suite includes a freestanding bath with hand shower attachment, a shower with frameless glass doors, a soft touch toilet and a wash basin fitted into a Caesar stone top with a vanity unit beneath. The bathroom is tiled on the floor and behind the shower with travertine tiles and the room is fitted with under floor heating for that all season comfort.

5.2m x 7.2m (17'01" x 23'07"); En suite: 2.55m x 3.65m (8'04" x 12')



### Floor Plan



#### **DISCLAIMER**

Whilst every attempt has been made to ensure that the information contained within this document is accurate, measurements of doors, windows, rooms and any other reference are approximate, and no responsibility is taken for any error, omission or mis-statement. The attached plan is for illustration purposes only, should accurate information be required please request a copy of the municipal approved plans. No warranty or guarantee is offered. This document is for illustrative purposes only.