



# The Cottage

La Rocque Es Rousse, La Moye, Vale GY3 5BU

## £525,000

LOCAL MARKET

SOLE AGENT

A quaint cottage situated in a sought after location alongside L'Ancrese Common.

The property has recently undergone some upgrading including the installation of a new kitchen and bath/shower room suites would benefit from finishing and continued modernising. Externally there are enclosed south facing gardens and the potential to create parking. A delightful detached home with great scope.

School catchment: Vale Primary and St Sampson's High.

## Key facts



- Quaint detached cottage
- Exposed beams and granite walls
- Great scope for charming home
- South facing gardens
- Excellent location at L'Ancrese

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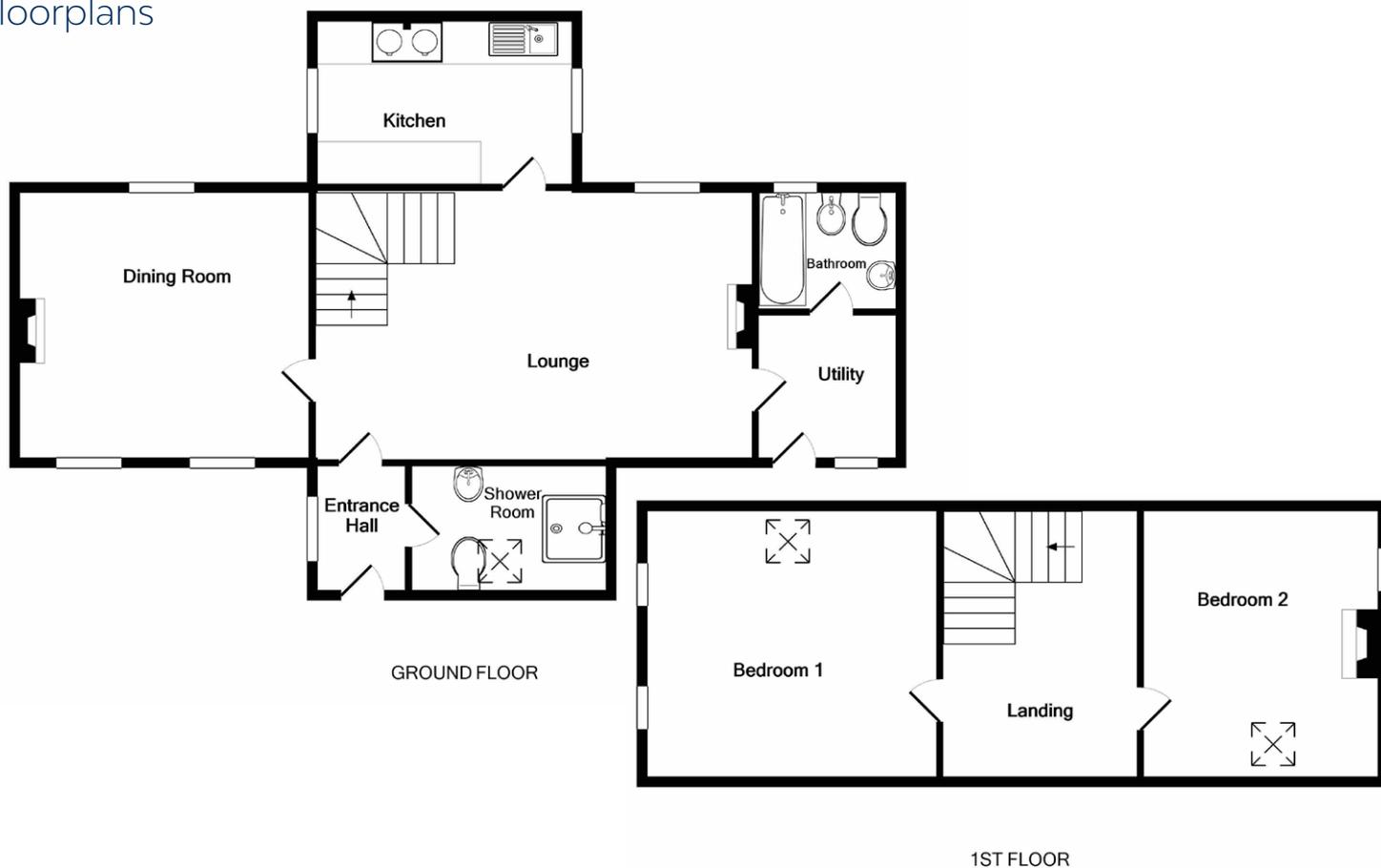








## Floorplans



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## Entrance hall

6'4 x 4'5 (1.9m x 1.4m)

## Lounge

20'4 x 12'9 (6.2m x 3.9m)

Staircase to first floor with under stairs storage, log burner with marble surround and exposed beams to ceiling.

## Dining room

13'7 x 13' (4.2m x 4m)

Fireplace with wooden mantle, exposed granite feature wall and exposed beams to ceiling.

## Kitchen

12' x 7'8 (3.7m x 2.4m)

Newly fitted with a range of cream wood floor and wall units with granite worksurfaces incorporating sink unit. Exposed granite wall.

### APPLIANCES

- Everhot Aga
- Integrated AEG fridge/freezer
- AEG slimline dishwasher

## Utility

7' x 6'5 (2.1m x 2m)

Fitted with a range of floor and wall units with wooden worksurfaces incorporating sink unit. Valliant gas fired central heating boiler.

### APPLIANCES

- Hotpoint washer/dryer

## Bathroom

6'8 x 6'3 (2m x 1.9m)

Fitted with a four piece suite comprising bath, wash hand basin, wc and bidet. Tiled flooring.

## Shower room

9'3 x 5'7 (2.8m x 1.7m)

Fitted with a three piece suite in white comprising walk-in shower, sink set in vanity unit and wc. Tiled flooring.

## Stairs and FIRST FLOOR Landing

12' x 9'3 (3.7m x 2.8m)

Eaves storage. NB the head height throughout the first floor is 6'8.

## Bedroom 1

13'8 x 13'8 (4.2m x 4.2m)

Exposed granite wall.

## Bedroom 2

13' x 10'9 (4m x 3.3m)

Feature fireplace.

## EXTERIOR

The property is approached over driveway which belongs to the Vale Common and leads up to a cast iron gate and onto a paved pathway where there is scope to create onsite parking. The rear garden is South facing, partly paved and partly laid to lawn with a raised flower bed to one side. The whole is enclosed

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by a granite and solid wall and measures approximately 55' x 36' (16.8m x 11m).

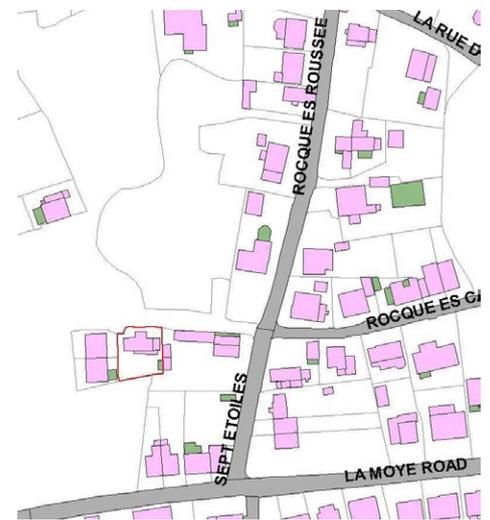
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, main drainage, gas fired central heating, uPVC double glazing.

**Finding the property:** Travelling along La Moye Road turn into Sept Etoiles and the property is down the first track on your left and is the second property on your left.

**Perry's ref:** 7 F3

**TRP:** 108



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## CONTACT OUR LOCAL MARKET TEAM



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