



# Leafy Cove

La Garenne, Grand Havre Bay, Vale GY3 5SG  
(centre of above photograph)

## FOR SALE BY PUBLIC AUCTION

On Thursday 9 June 2022 at 2pm (unless sold prior to auction)  
The auction will be held at the property and all prior viewings are strictly by appointment through Cooper Brouard.

Rare opportunity to fully renovate or redevelop a detached Victorian cottage and large sheds on a generous size plot in an iconic coastal setting.

In the lee of Vale Church and facing a sandy beach is this traditional stone-built cottage in complete disarray but with outstanding potential to create a most desirable seafront home. Leafy Cove is one of only six cottages along a historic part of the north-west coast that resounds with a sense of bygone Guernsey. Standing 50 yards from high water, the overgrown plot is 200 feet in length and has a road frontage of 110 feet. Across the road is the coastal path between L'Ancrese and Grandes Rocques, with Les Amarreurs harbour and golf links a short stroll away.

# Auction

LOCAL MARKET

## Key facts

- Once in a generation opportunity
- Much cherished seafront location
- 50 yards from high tide
- Cottage 1,000 sq ft plus first floor accommodation
- Excellent possibilities to extend the cottage
- Two sheds measuring 670 sq ft in total
- One vergee site, 200' in length, 110' road frontage
- Sale information pack available upon request
- Watch property video on [www.cooperbrouard.com](http://www.cooperbrouard.com)

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)



 **cooper  
brouard**  
GUERNSEY'S ESTATE AGENT





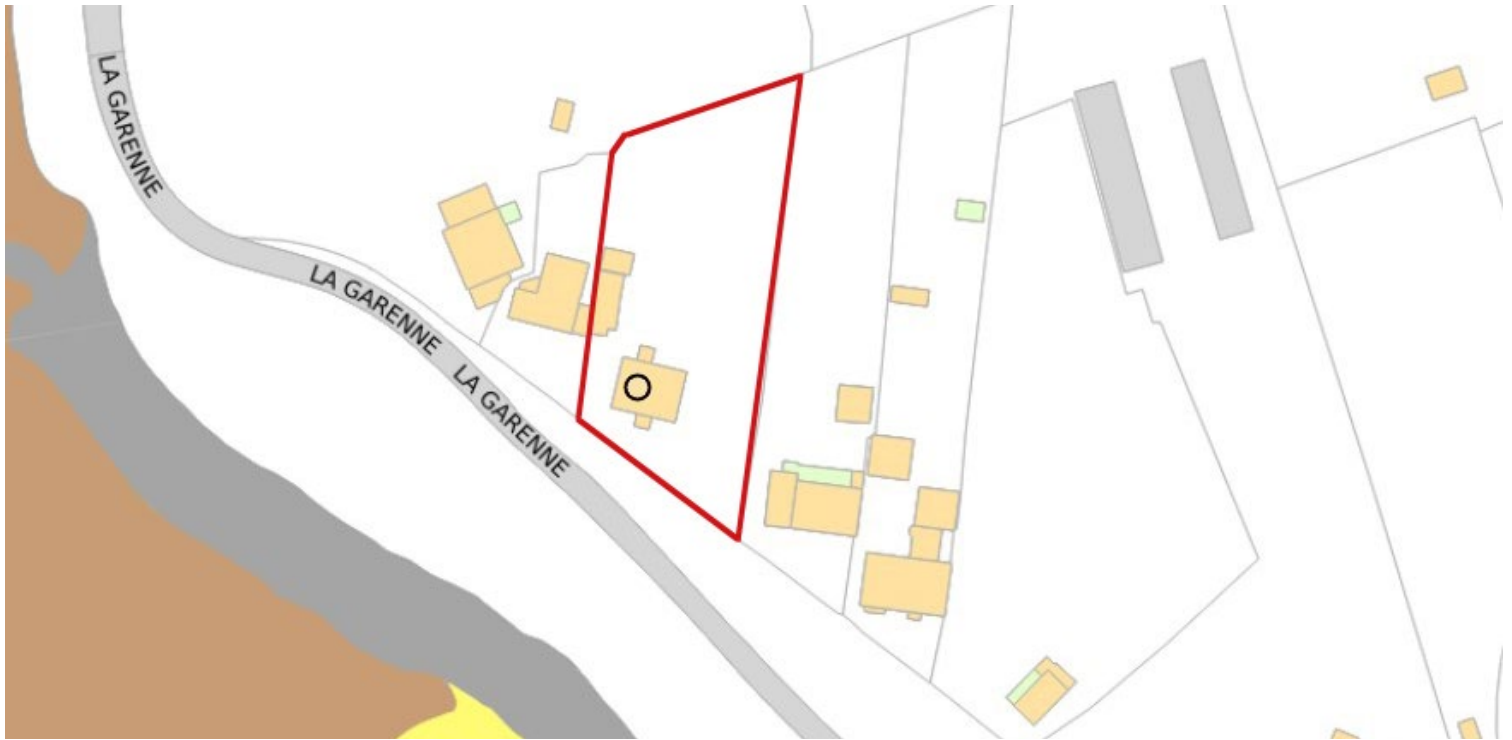
The cottage is of traditional stone-built construction under a slate roof and measures 1,000 square feet on the ground floor with further accommodation on the first floor. There are also front and rear flat-roof porches. The sheds are close-to and of mainly timber construction. The larger measures 480 square feet and the smaller shed is 190 square feet. The parallel-sided plot is 200 feet in length at its mid-point and the slightly-angled road frontage measures 110 feet. Measurements are approximate and taken from the States Cadastre records.











Mapping / Aerial Photography Copyright (C) States of Guernsey 2022

**Viewings:** Viewings are strictly by appointment through Cooper Brouard. **WARNING** Care must be taken when viewing the property as the cottage, sheds and grounds are hazardous in places.

**Finding the property:** Follow the main road along Grand Havre from L'Islet towards Vale Church. Turn left at the kiosk car park onto La Garenne, heading towards Les Amarreurs. Leafy Cove is the fourth property on the right.

**Perry's ref:** Page 6 B 4/5

**Services:** Mains water, electricity, (gas sealed off), cesspit drainage (mains drainage nearby).

**TRP:** Cottage 143, total TRP 217

**Included in the sale:** The property is being sold as seen.

**Schools:** Vale Primary and St Sampson's High

**Auction guidelines:** The property will be sold once the auctioneer is satisfied that everyone wishing to make a bid has had an opportunity to do so.

The fall of the auctioneer's gavel strikes a binding contract. Anyone making a bid must be prepared and able to complete the purchase of the property without further conditions or negotiation. Failure to do so may result in substantial damages being payable.

The purchaser is required to sign the conditions of sale and pay a 10% deposit in the form of cheque drawn on a local bank or by signing a bank transfer form immediately following the auction.

A fuller set of these guidelines and a specimen copy of the conditions of sale are in a Sale Information Pack available from Cooper Brouard upon request.

## CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Lucie



Harry



Charlie



Emma



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

**t** 01481 236039  
**e** [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
**w** [cooperbrouard.com](http://cooperbrouard.com)

