



Val de la Mer

Les Nicolles, Forest GY8 0AE

£1,150,000

LOCAL MARKET

SOLE AGENT

A detached well-proportioned four-bedroom bungalow situated down a quiet lane near Petit Bot.

The property is presented in good order and offers spacious accommodation throughout. Externally there are mature, pleasant gardens laid to lawn and paving with a detached garage and ample parking. A charming house in a fabulous rural location with scope to extend the with the appropriate permissions

School catchment: Forest Primary and Les Beaucamps High

Key facts



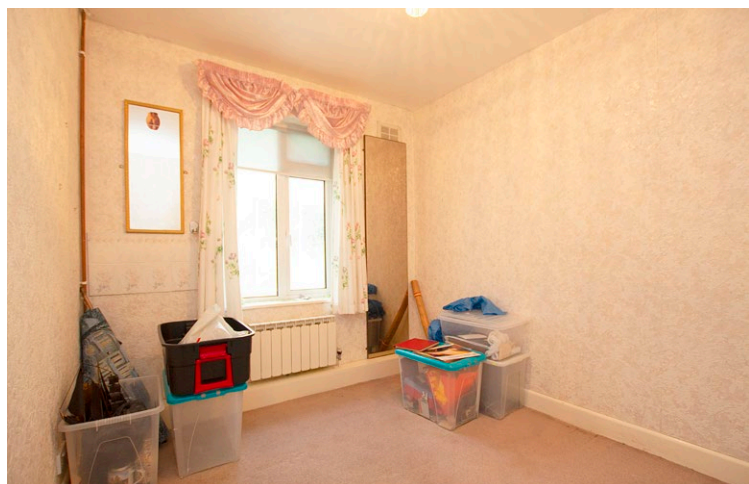
- Versatile accommodation
- Potential to extend and modernise
- Extensive landscaped gardens
- Detached garage and good parking
- Situated in a quiet lane

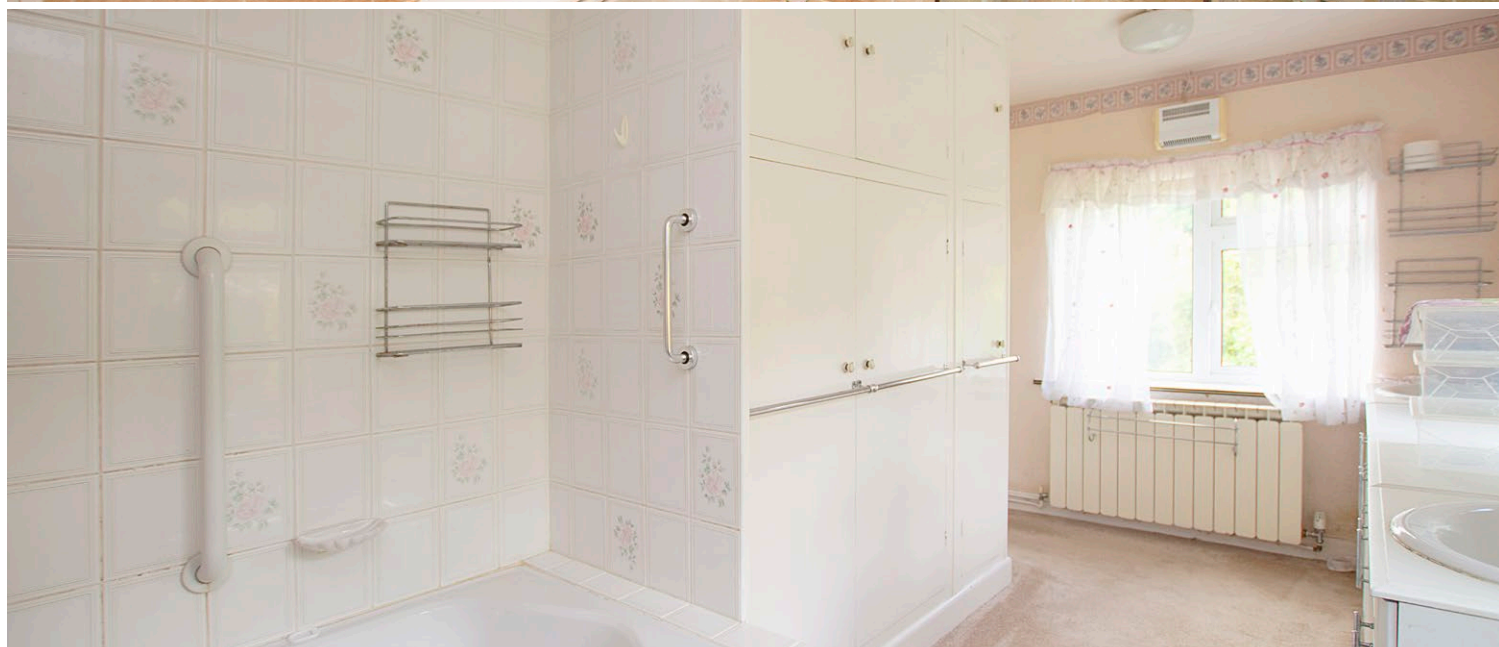
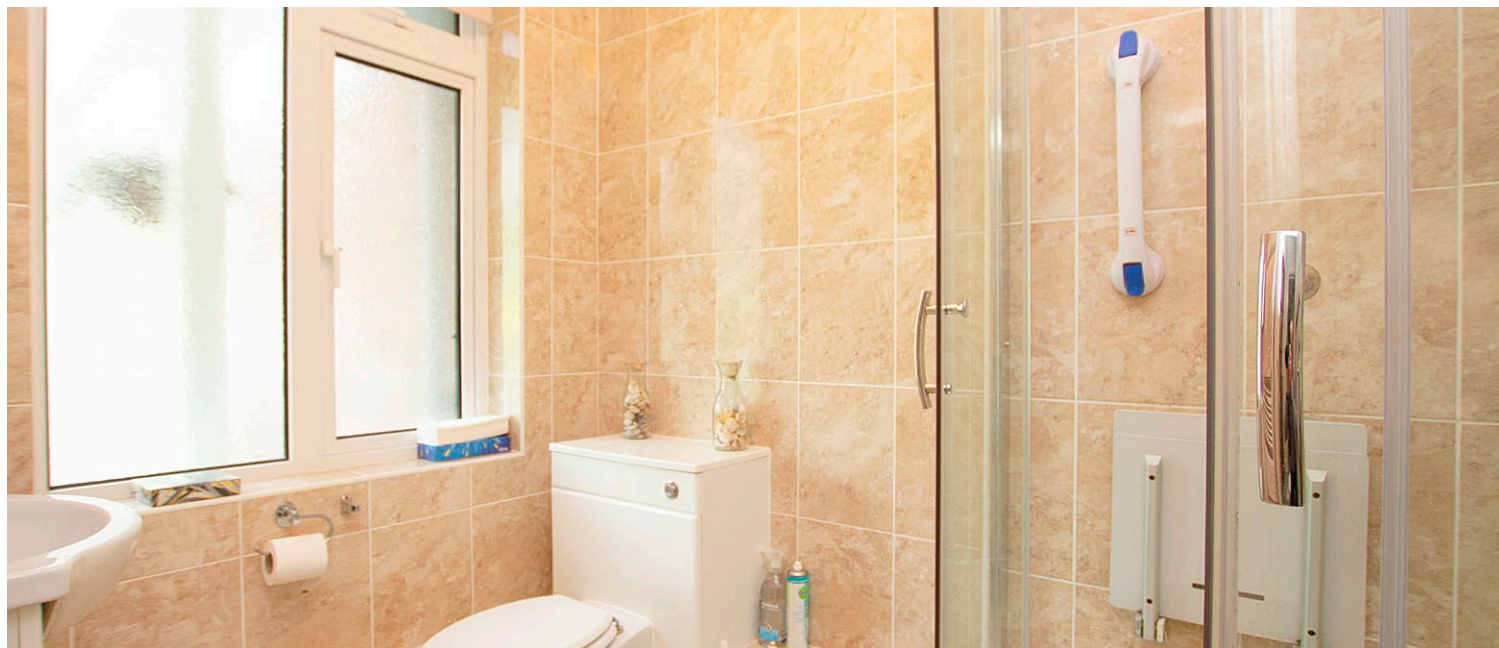
t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



 **cooper
brouard**
GUERNSEY'S ESTATE AGENT





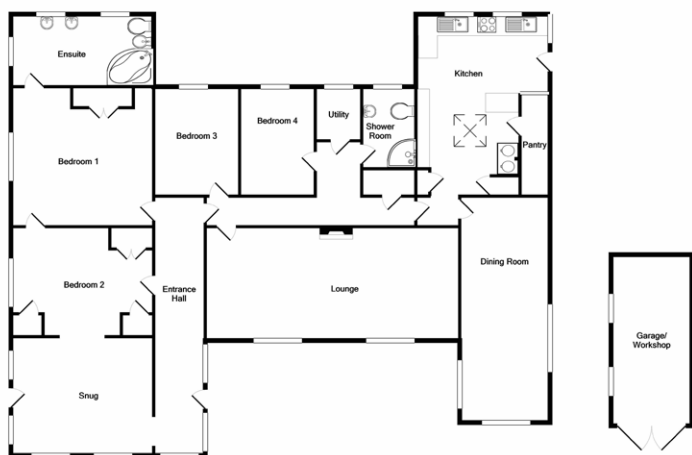




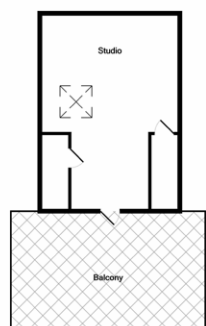




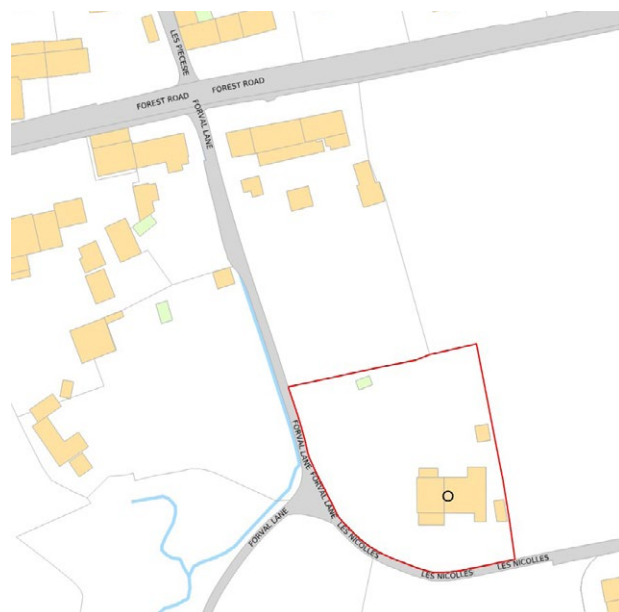
Floorplans



GROUND FLOOR



1ST FLOOR



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

Entrance hall

26'9 x 5'4

Inner hall

21'9 x 3'2

Lounge

26'3 x 11'9

Dining room

23'4 x 9'4

Kitchen

18'9 x 14'

APPLIANCES

- Samsung fridge/freezer
- Hotpoint dishwasher
- Aga
- Belling four ring hob
- Zanussi extractor

Snug

14'9 x 12'3

Bedroom 2

14'9 x 11'4

Bedroom 1

14'9 x 14'5

Ensuite shower room

14'9 x 7'6

Bedroom 3

11'3 x 8'10

Bedroom 4

11'3 x 7'10

Utility cupboard

Hotpoint washer/dryer

Shower room

8'6 x 5'7

EXTERIOR

The property is approached off the lane onto a paved parking area for 2 / 3 cars with a single detached brick garage to one corner. There is access down both sides of the property to the rear garden. To one side are two timber sheds and a pathway opening out onto the rear garden which is mainly laid to lawn with mature trees and shrub borders. The total site measures just over half an acre. A lawned front garden and patio area, external steps to the first-floor studio, and a balcony with rural and sea views over the south coast cliffs.

Price to include: Mains electricity and water. Cesspit drainage. Oil fired central heating. UPVC double glazing.

Services: Mains electricity and water. Cesspit drainage. Oil fired central heating. UPVC double glazing.

Finding the property: Travelling West along Forest Road, take a right on to La Vielle Ferme followed by a right on to Les Nicolles. Val De La Mer is the final property on the right hand side.

Perry's ref: 29 F2

What3words: sprayers.erupt.engineer

TRP: TRP 316

CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Lucie



Harry



Charlie



Emma