



Half Acre

Rue des Huriaux, St Andrew's GY6 8RF

£1,275,000

LOCAL MARKET

JOINT AGENT

Substantial 4/5 bedroom detached family home arranged over three floors and sits on an elevated half acre site, with panoramic rural views.

Whilst the property could do with some modernisation, it is neatly presented and would warrant extending or a simple reconfiguring of the layout if so desired. Externally, there is ample parking, several useful outbuildings and segregated garden areas to include lawned, growing and orchard sections. Located down a quiet lane with adjoining fields this is a truly lovely family home which Cooper Brouard are delighted to offer.

School catchment: St Martin's Primary and Les Beaucamps High

Key facts



- Detached large family home
- Rural panoramic views
- Outbuildings, garage and parking
- Orchard, growing areas and lawned gardens
- Quiet location in the lanes

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GUERNSEY'S ESTATE AGENT



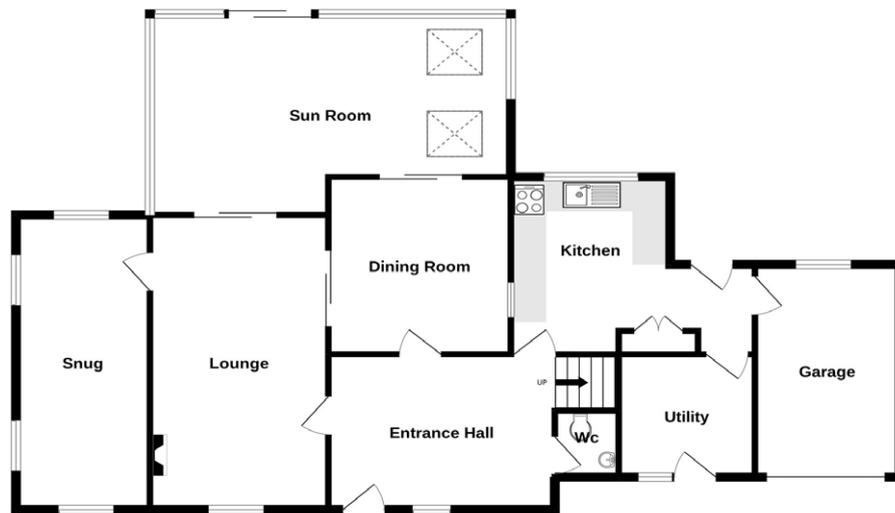






Floorplans

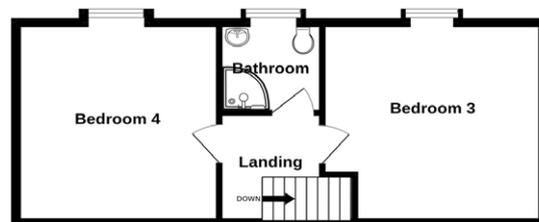
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Half Acre | £1,275,000

LOCAL MARKET | JOINT AGENT

Entrance hall

15'8 x 9'9 (4.8m x 3m)

Lounge

19'3 x 10'8 (5.9m x 3.3m)

Snug/Study

16'9 x 8' (5.1m x 2.4m)

Sun room

21'8 x 13'2 narrowing to 10'7 (6.6m x 4m, 3.3m)

Dining room

11'6 x 10' (3.5m x 3.1m)

Kitchen

18'7 narrowing to 14'6 x 17' reducing to 9'3 (5.7m, 4.5m x 5.2m, 2.8m)

APPLIANCES

Oven, grill, microwave, hob, extractor, dishwasher and integrated fridge

Utility

8'8 x 8'4 (2.7m x 2.6m)

Garage

16'2 x 8'3 (4.9m x 2.5m)

Separate WC

4'8 x 4'1 (1.4m x 1.2m)

FIRST FLOOR

Landing

13'6 x 8'8 (4.1m x 2.7m)

Bedroom 1

22'6 x 12'2 (6.8m x 3.7m)

Dressing room

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

Ensuite

9'3 x 7'8 (2.8m x 2.4m)



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Bedroom 2

19'4 x 8'5 (5.9m x 2.6m)

Bathroom

7' x 5'9 (2.1m x 1.8m)

SECOND FLOOR

Landing

7'6 x 6'5 (2.3m x 2m)

Bedroom 1

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

Bedroom 2

13'7 x 11'9 (4.2m x 3.6m)

Shower room

6'3 x 5' (1.9m x 1.5m)

EXTERIOR

Outbuilding

Workshop with WC

16'6 x 10' (5m x 3.1m)

The property is approached off a quiet lane onto a tarmac driveway with ample parking. Access down either side of the property leads on to the rear garden where there are lawned, orchard and growing divided areas. There are several outbuildings including a solid workshop with separate wc and three domestic greenhouses. The whole measures approximately half an acre and planted with various shrubs, bushes and fruit trees.

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

Services: Mains electricity, water, cesspit drainage, oil heating, uPVC double glazing.

Finding the property: With Les Bourgs Hospice Shop on your left, take the next left (driving past the exit to the shop) and Half Acre is the 2nd on the right as the road bends sharply to the left.

Perry's ref: 24 B4

what3words: aimless.sings.annotate

TRP: 403

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