



# La Conchee Cottage

Route de la Perelle, St Saviour's GY7 9QF

£545,000

LOCAL MARKET

SOLE AGENT

This charming detached fisherman's cottage sits on the seafront at Perelle with lovely views over the bay and headlands.

Surprisingly spacious, the property would benefit from some upgrading but given it's sought after location and great potential this would be well worth the investment.

School catchment: La Houquette Primary and Les Beaucamps High

## Key facts



- Charming detached fisherman's cottage
- Seafront location at Perelle
- Views over Perelle Bay
- Spacious lounge and conservatory
- Parking for two cars

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GUERNSEY'S ESTATE AGENT

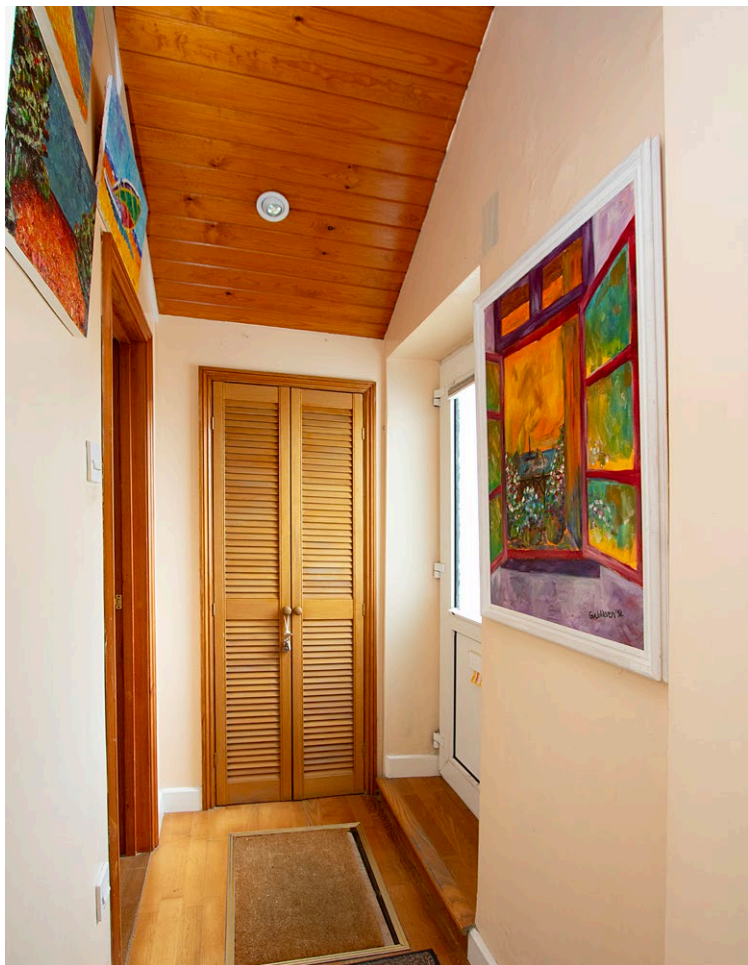














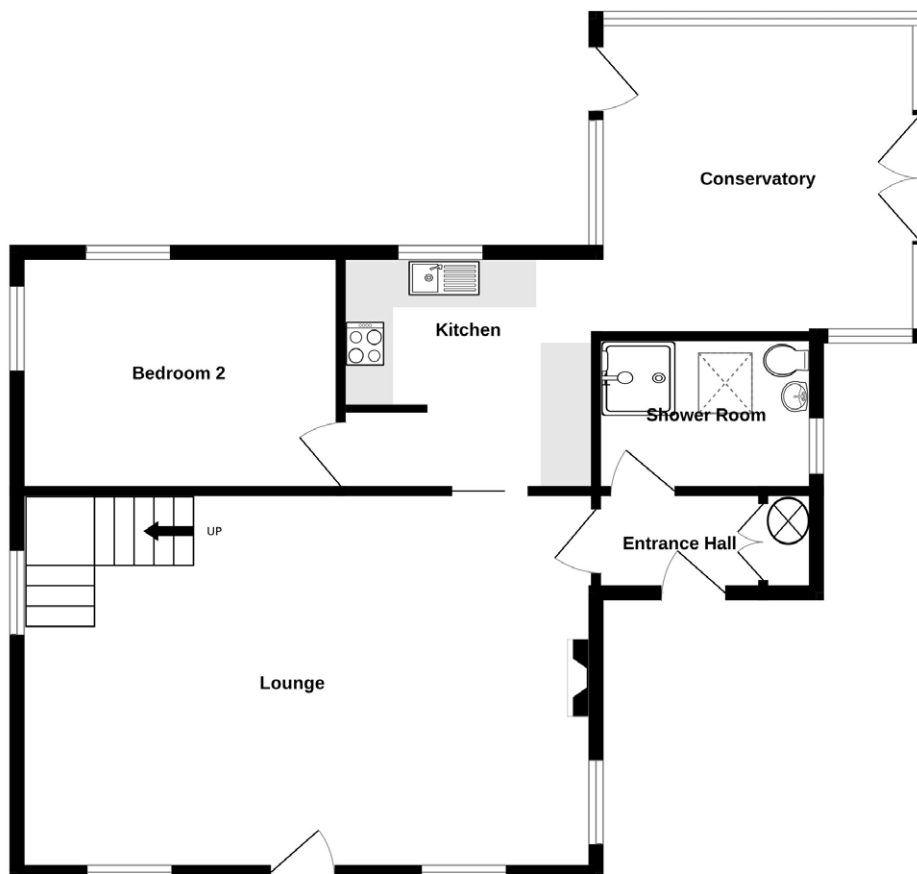




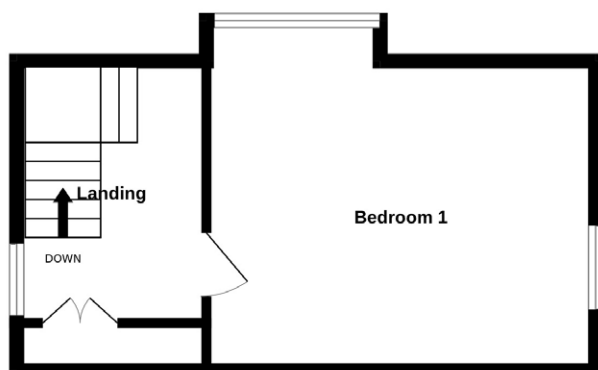


## Floorplan

GROUND FLOOR



1ST FLOOR



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## Entrance hall

6' x 3' (1.8m x 0.9m)

## Lounge

21' x 15'3 (6.4m x 4.6m)

## Kitchen

10' x 8'10 (3.1m x 2.7m)

### APPLIANCES

- Smeg hob
- Hotpoint oven
- Future fridge/freezer

## Conservatory

12'7 x 12'3 (3.9m x 3.7m)

## Bedroom 2

12'6 x 8'7 (3.8m x 2.7m)

## Shower room

8'8 x 6' (2.7m x 1.8m)

## FIRST FLOOR

## Landing

## Bedroom 1

15'2 x 12'2 (4.6m x 3.7m)

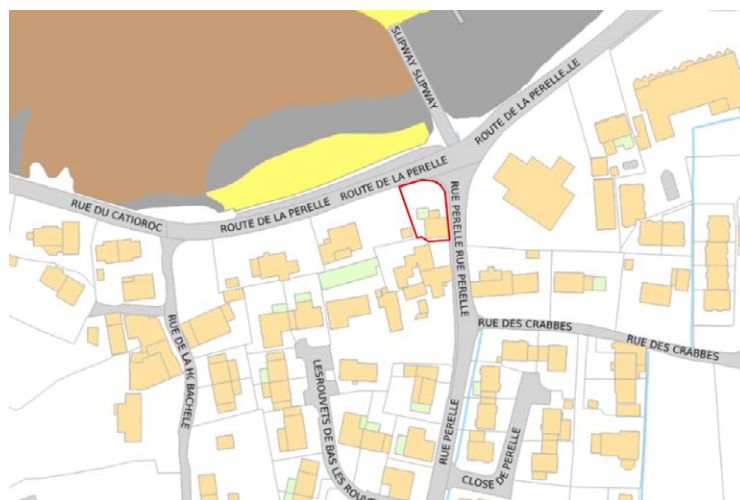
## EXTERIOR

Parking for two cars.

Paved patio and raised decked area with views overlooking Perelle Bay and Fort Richmond

## Garden shed

9' x 6' (.78m)



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## Garden shed

8' x 6' (2.4m x 1.8m)

Domestic octagonal greenhouse

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

**Services:** Mains electricity, water and drainage, electric heating, uPVC double glazing.

**Finding the property:** Travelling along the Perelle Coast Road with The Driftwood Inn and Morrisons on your left, take the next left into Route de la Perelle and it's the first property on the right (making the corner).

**Perry's ref:** 13 E5

**what3words:** ceased.comforter.sauna

**TRP:** 135

## CONTACT OUR LOCAL MARKET TEAM



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