



# Les Sablons

Route des Adams, St Pierre du Bois, GY7 9LL

£760,000

LOCAL MARKET

JOINT AGENT

A well presented semi-detached granite home overlooking the Colin Best nature reserve and further boasting distant sea views.

Dating back from the 1800's, Les Sablons has been upgraded throughout by the current owner and offers a bright and spacious open plan kitchen living area and four good sized bedrooms with the top floor featuring the main bedroom complete with en-suite and beautiful views from the captains window.

Externally, the property benefits from ample parking and a manicured fore garden, with an additional garden area to one side.

School catchment: La Houquette Primary School / Les Beaucamps

## Key facts



- Semi detached traditional home
- 4 bedrooms
- Beautiful views
- Renovated throughout by current owner
- Parking and garden areas

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GUERNSEY'S ESTATE AGENT





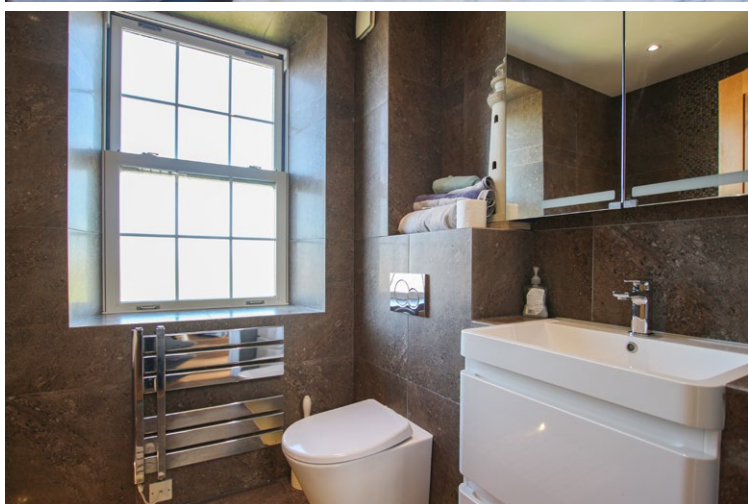










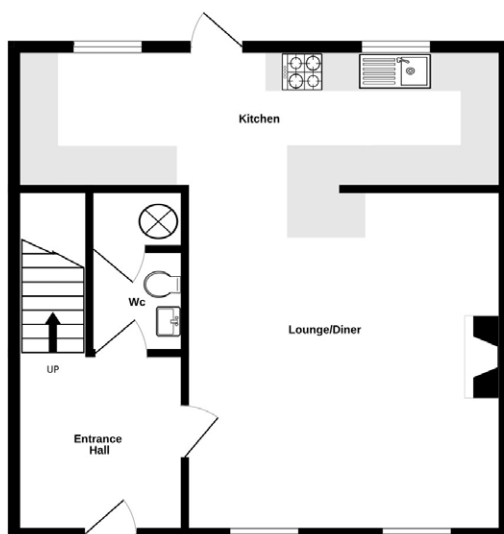




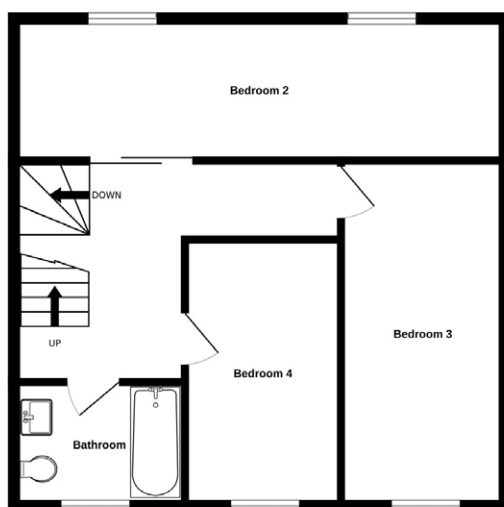


## Floorplan

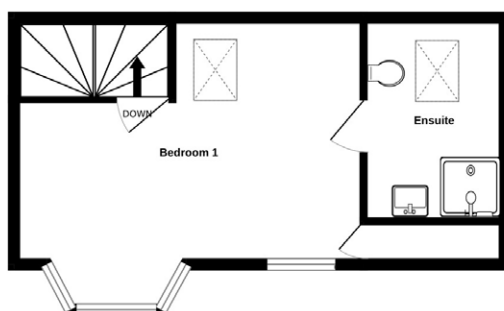
GROUND FLOOR



1ST FLOOR



2ND FLOOR





## Ground Floor

## Entrance hall

7'11 x 7'8 (2.4m x 2.4m)

## WC

5' x 4'8 (1.5m x 1.4m)

## Lounge/diner

16'6 x 16'4 (5m x 5m)

## Kitchen

22'8 x 6'11 (6.9m x 2.1m)

## APPLIANCES

- AEG range styler cooker
- Neff American style fridge/freezer

## FIRST FLOOR

## Bathroom

7'11 x 5'5 (2.4m x 1.7m)

## Bedroom 4

12'10 x 5'5 (4m x 1.7m)

## Bedroom 3

16'3 x 7'11 (4.9m x 2.4m)

## Bedroom 2

22'2 x 6'11 (6.7m x 2.1m)

## SECOND FLOOR

## Bedroom 1

19'8 x 12'1 max (6m x 3.7m max)

## En-suite

8'9 x 6'10 (2.7m x 2.1m)

## EXTERIOR

The property is approached from the road onto the gravelled drive where there is tandem parking for multiple vehicles and a wooden shed. A gravelled pathway leads over the fore garden, which is laid to lawn, and to the front door. To the rear of the property is an enclosed patio with pedestrian access over the neighbouring drive. To one side of the driveway is a separate enclosed lawned garden providing a safe place for children and pets.

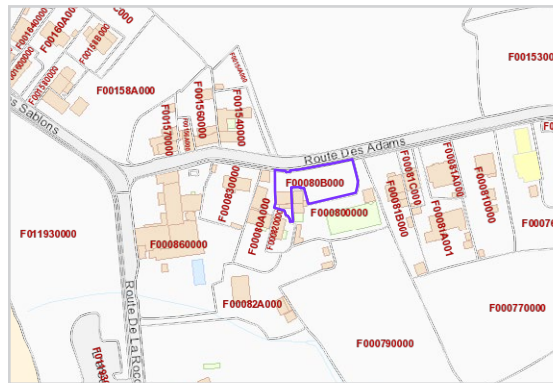
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, mains drainage, electric under floor heating, uPVC double glazing, roof has been additionally insulated to ensure efficiency.

**Perry's ref:** 20 B1

**what3words:** plucky.prattled.crackled

**TRP:** 186



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## CONTACT OUR LOCAL MARKET TEAM



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