



Les Fontaines Farm

Rue des Portelettes, Torteval GY8 0PU

£1,650,000

LOCAL MARKET

JOINT AGENT

A fantastic opportunity to purchase a charming large farmstead on an elevated site, situated on the headland above Rocquaine Bay.

The property requires extensive renovation and refurbishment but has the potential to become a fine home. There is a sitting room and dining room, complimented by a well-proportioned kitchen on the ground floor. Upstairs, there are three bedrooms and a family bathroom. Externally, Les Fontaines Farm sits on a 9-acre site along with various outbuildings, attached barns, and an annex.

School catchment: La Houquette & Les Beaucamps

Key facts



- Imposing traditional Guernsey house of great character
- Extensive outbuildings and annex
- 9 acre site
- Located a short distance from the West Coast
- Fabulous potential for refurbishment and development
- Viewing highly recommended by Cooper Brouard

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GUERNSEY'S ESTATE AGENT









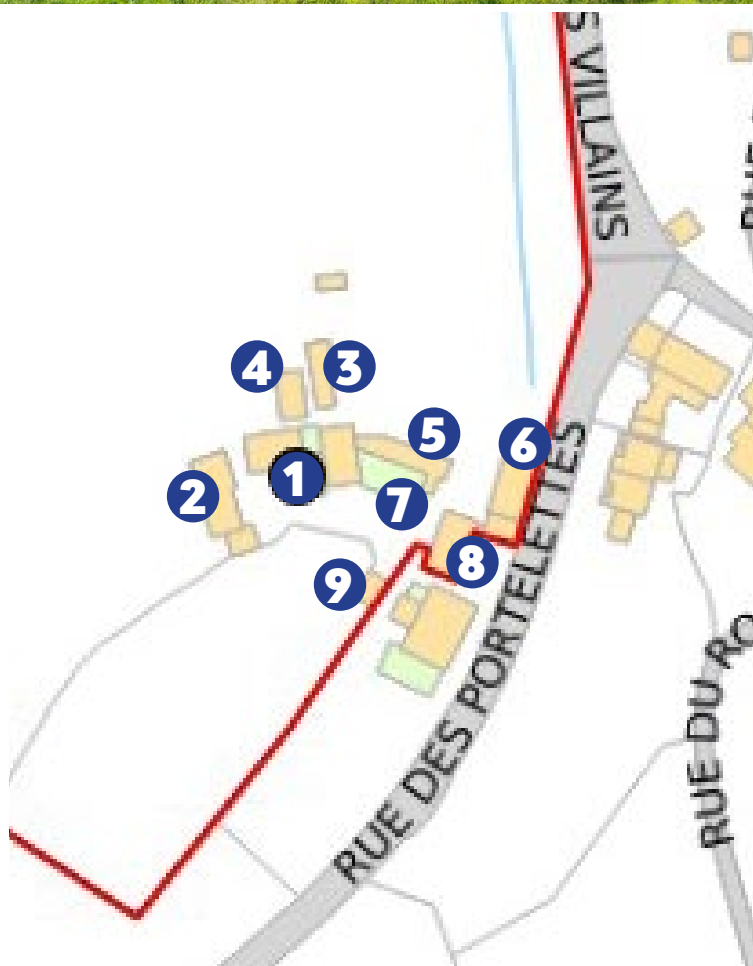






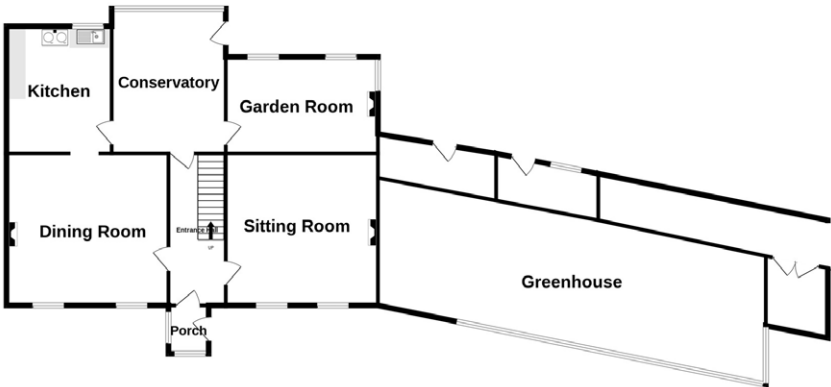
Building layout key

1. Main house
2. Cow shed and parlour
3. Guest house
4. Gardening room
5. Outbuilding
6. Outbuilding by entrance
7. Greenhouse
8. Large shed
9. Garage



Floorplan

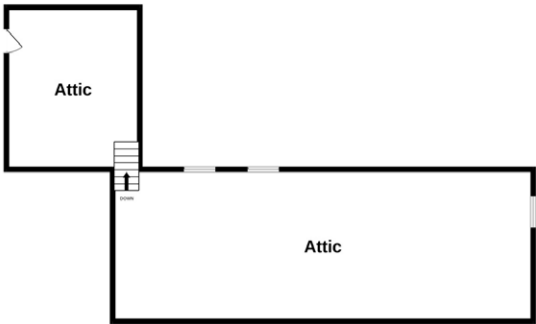
GROUND FLOOR



1ST FLOOR



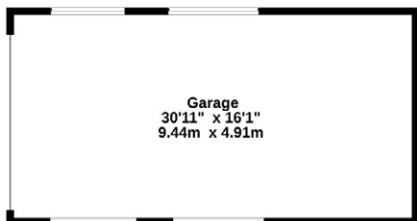
2ND FLOOR



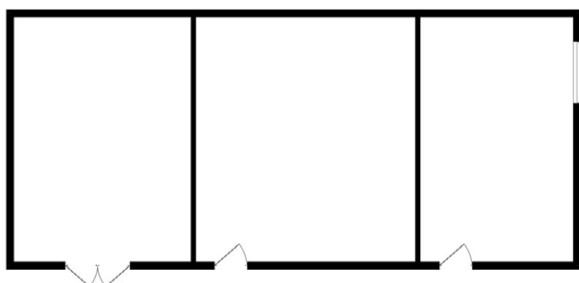
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Floorplan

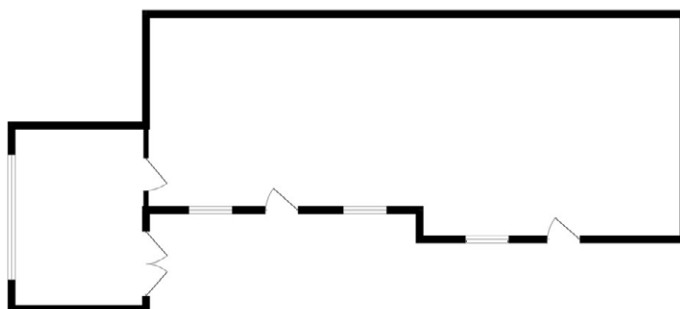
GARAGE
499 sq.ft. (46.3 sq.m.) approx.



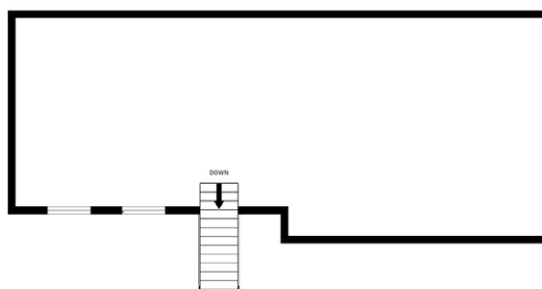
THE BARN
835 sq.ft. (77.6 sq.m.) approx.



COW SHED
805 sq.ft. (74.8 sq.m.) approx.



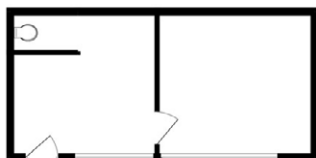
COW SHED FIRST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



GUEST HOUSE
309 sq.ft. (28.7 sq.m.) approx.



GARDENING ROOM
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 3386 sq.ft. (314.5 sq.m.) approx.

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Porch

Entrance hall

Sitting room

16' x 16' (4.9m x 4.9m)

Dining room

17' x 16' (5.2m x 4.9m)

Conservatory

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

Garden room

16' x 10' (4.9m x 3.1m)

Kitchen

13' x 11' (4m x 3.4m)

FIRST FLOOR

Landing

Bedroom 1

15' x 15' (4.6m x 4.6m)

Bedroom 2

18' x 11' (5.5m x 3.4m)

Bedroom 4/Study

11' x 7' (3.4m x 2.1m)

Bedroom 3

11' x 11' (3.4m x 3.4m)

Inner hall

Bathroom

12' x 5'3 (3.7m x 1.6m)

SECOND FLOOR

Attic

44' x 16' + 17' x 14' (13.4m x 4.9m + 5.2m x 4.3m)

EXTERIOR

The property is approached off the road onto a tarmac driveway, which provides ample parking, to the right is a well-maintained garden and access to one bedroom annex, various outbuildings, a garage, cow shed, and parlour room. The property sits on a 9 acre plot.



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Annex

Kitchen/Dinning/Sitting room

16' x 10' (4.8m x 3m)

Bedroom

13' x 8' (3.9m x 2.4m)

Shower room

5' x 5' (1.5m x 1.5m)

Garage

31' x 16' (9.4m x 4.8m)

Cow Shed

41' x 17' (12.5m x 5.1m)

Parlor Room

14'1 x 10' (4.2m x 3m)

Attic space

42' x 17' (12.8m x 5.1m)

Garden Room Store 1

11' x 11' (3.3m x 3.3m)

Store 2

12' x 11' (3.6m x 3.3m)

Outbuilding 1

19' x 14' (5.8m x 4.2m)

Outbuilding 2

19' x 17' (5m x 5.1m)

Outbuilding 3

19' x 12' (5.8m x 3.6m)

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

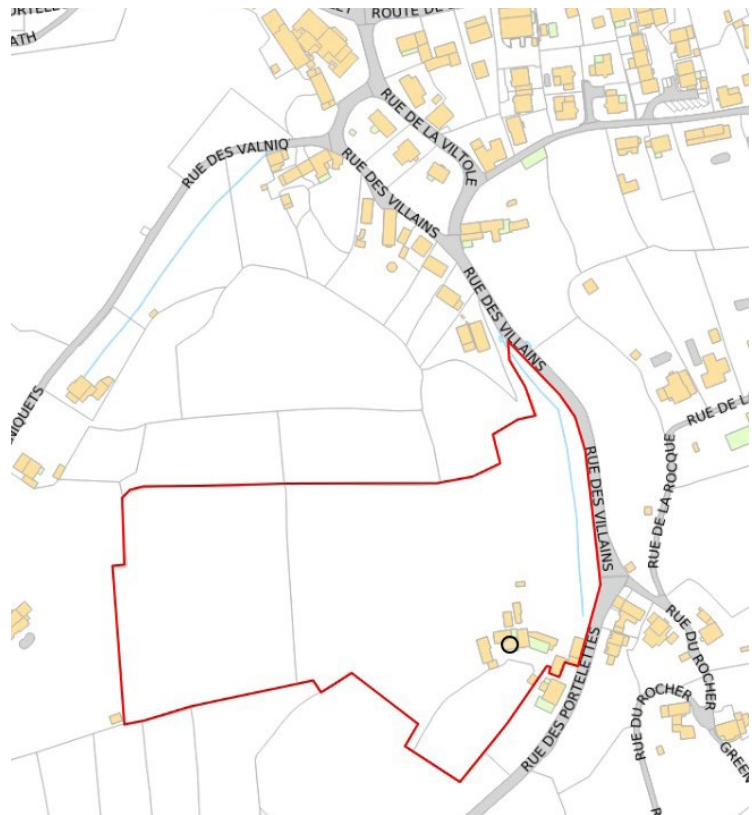
Services: Mains electricity and water, cesspit drainage.

Finding the property: From the Imperial Hotel travelling up Rue des Villains, Les Fontaines Farm is the first house on the right after the bus stop.

Perry's ref: 26 A2/3

what3words: exults.hatter.impede

TRP: 1336 (House 294)



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