



# Whispering Sands

£795,000

Route de Carteret, Castel GY5 7UT

LOCAL MARKET

SOLE AGENT

This detached property in the heart of Cobo offers six generously sized bedrooms, each benefitting from its own private en suite, providing flexible accommodation throughout.

Perfectly positioned in the centre of Cobo village, this home is just a short stroll from Cobo and Grandes Rocques beaches, accommodation comprises six bedrooms, six en suites, large entrance hall, utility and kitchen diner. With a good-sized rear garden and ample parking to the front and rear this super property has lots of potential to be a fantastic family home in a prime spot.

School catchment: La Mare de Carteret Primary / St Sampsons High

## Key facts



- 6 bedrooms all with En suite facilities
- Large, detached house
- A stone's throw away from Cobo and Grandes Rocques beaches
- Located within Cobo village centre
- Garage and parking for multiple vehicles
- Planning approved for substantial extension

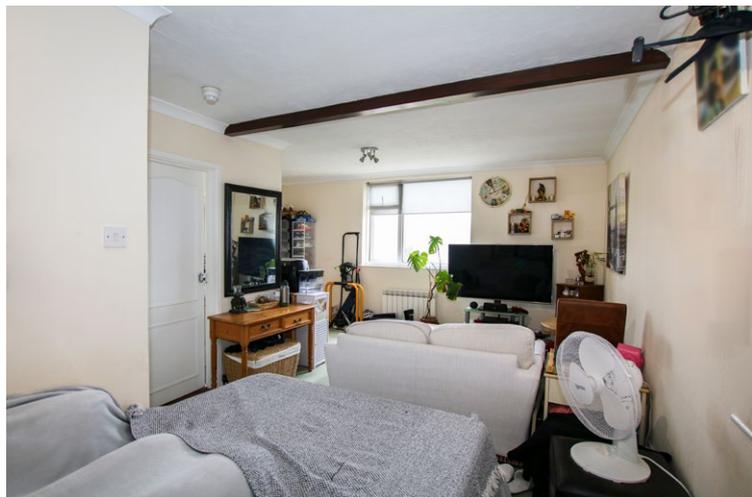
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GUERNSEY'S ESTATE AGENT









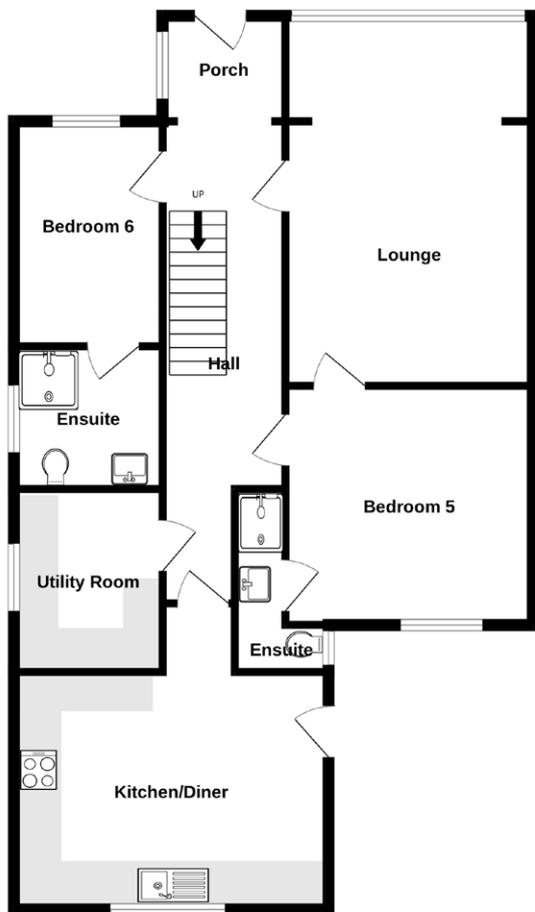




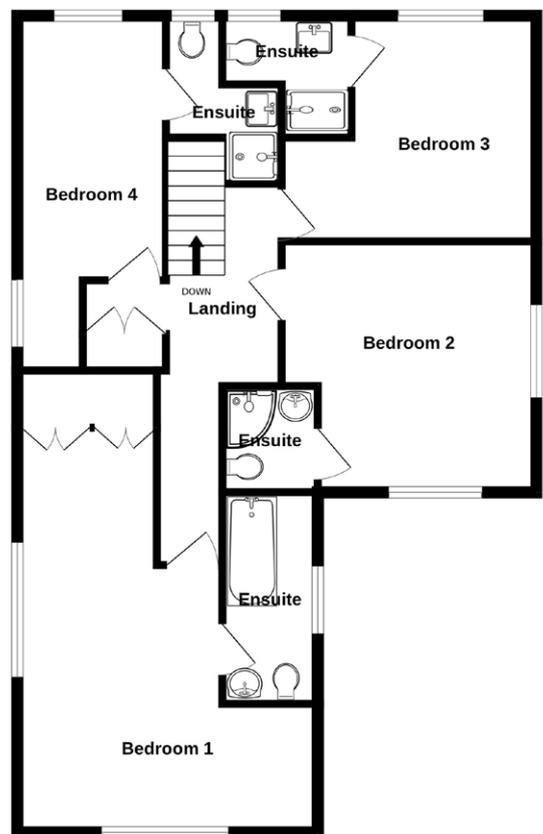


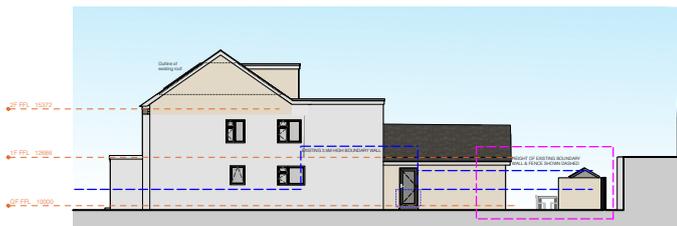
## Floorplan

GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.

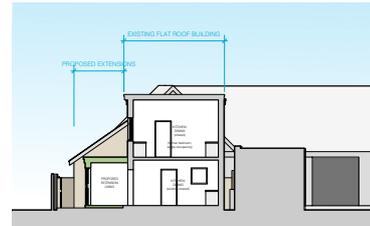


1ST FLOOR  
833 sq.ft. (77.4 sq.m.) approx.

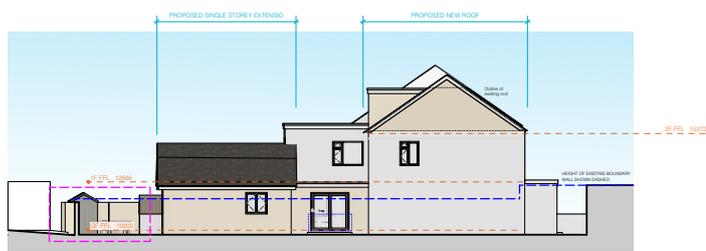




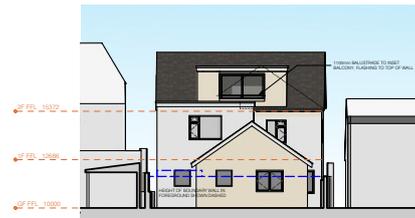
EAST ELEVATION SCALE: 1:100



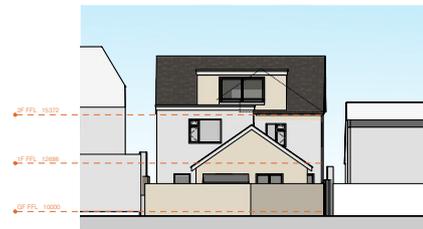
SOUTH SECTIONAL ELEVATION SCALE: 1:100



WEST ELEVATION SCALE: 1:100



NORTH ELEVATION SCALE: 1:100



NORTH ELEVATION SCALE: 1:100



SOUTH ELEVATION SCALE: 1:100

LEVELS KEY	
±	Existing
+	Proposed

E 13/03/2024 Alterations to street layout  
 D 13/03/2024 Alterations to fenestration  
 C 20/12/2023 NOV 2023 General response  
 R 02/02/2023 Alterations to fenestration

CLIENT  
**NUT TREE LTD**

PROPOSAL  
**PROPOSED ADDITIONAL STAFF ACCOMMODATION**

PROJECT NO: DRAWING NO: REVISION:  
**7714-01 B4 E**

DRAWING TITLE  
**PROPOSED PLANS ELEVATIONS**

SCALE @ A1: 1:100 DATE: JUN 2023  
 PROJECT LEADER: DL DRAWN: TE  
 STATUS: FOR INFO APPROVAL  FOR CONSTRUCTION

**MATERIALS**

- PROPOSED GROUND AND FIRST FLOOR WALLS TO BE PAINTED RENDERED BLOCKWORK
- PROPOSED PITCHED ROOFS TO BE NATURAL SLATE
- NEW WINDOWS AND DOORS TO BE WHITE UPVC TO MATCH EXISTING
- PROPOSED ROOFLIGHTS TO BE VELUX CENTRE-PIVOT
- RAINWATER GOODS TO BE WHITE UPVC TO MATCH EXISTING

ELEVATIONS



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LOCAL MARKET | SOLE AGENT

## GROUND FLOOR

### Porch

5'2 x 4'9 (1.60m x 1.50m)

### Hallway

6'7 x 18'6 (2.00m x 5.60m)

### Lounge

12'0 x 18'0 (3.07m x 5.50m)

### Bedroom 5

12'0 x 11'9 (3.70m x 3.60m)

### En suite

9'3 x 4'2 (2.80m x 1.30m)

### Kitchen/Diner

15'6 x 11'6 (4.70m x 3.50m)

#### APPLIANCES

- Aga
- Kuppersbusch oven
- Kuppersbusch Fridge / Freezer
- Hotpoint Freezer

### Utility Room

9'0 x 6'11 (2.70m x 2.10m)

#### APPLIANCES

- Hotpoint Washing machine and dryer

### Bedroom 6

7'3 x 11'0 (2.20m x 3.40m)

### En suite

7'0 7'0 (2.10m x 2.10m)

## FIRST FLOOR

### Bedroom 3

9'0 x 11'0 (2.70m x 3.40m)

### En suite

5'8 x 3'6 (1.70m x 1.10m)

### Bedroom 2

12'2 x 13'2 (3.70m x 4.00m)

### En suite

5'0 x 5'0 (1.50m x 1.50m)

### Bedroom 1

L - shaped 19'0 x 15'4 maximum (5.80m x 4.70m)

### En suite

5'0 x 10'4 (1.50m x 3.20m)

### Bedroom 4

18'0 x 13'0 (5.50m x 4.00m)

### En suite

3,6 x 5'0 (1.10m x 1.50m)

## EXTERIOR

With a gravelled driveway to the front for multiple vehicles and additional parking space and garage to the rear this property offers plenty of parking throughout. To the rear is a walled, low maintenance, patioed garden ideal for entertaining.

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

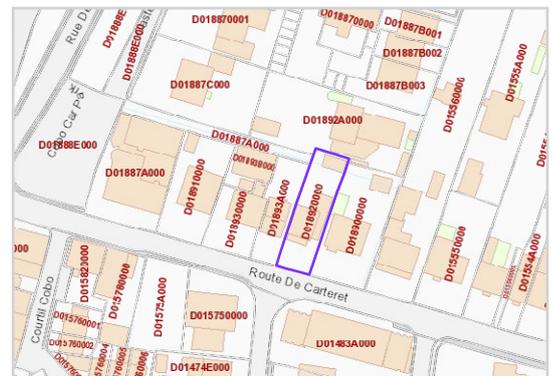
**Services:** Mains electricity and water and drainage, oil central heating and gas bottled, uPVC double glazing.

**Finding the property:** At the filter turning off the coast (you should see Morrisons Daily on your left), turn onto Route de Carteret. Drive up Route de Carteret and Whispering Sands is the 4th house on the left.

**Perry's ref:** CAT 8B3

**what3words:** divided.display.rang

**TRP:** 238



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These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.