



Rugglestone

La Route de Farras, Forest, GY8 0DX

£775,000

LOCAL MARKET

SOLE AGENT

Situated in the sought-after Forest parish and within easy reach of local amenities, this well-presented, three-bedroom semi-detached home offers a versatile layout ideal for family living.

The property has been thoughtfully designed and includes a large attic room which offers potential for conversion into an additional bedroom, subject to the necessary permissions. The garage has also been converted into a self-contained wing, featuring a bedsit-style living/bedroom area complete with an ensuite shower room.

Externally, the home boasts ample parking and a well-maintained south-facing garden with a patio area, perfect for relaxing or entertaining. With its flexible living space and prime location, this property is a must-see to fully appreciate everything it has to offer.

School catchment: Forest Primary School / Les Beaucamps High School

Key facts

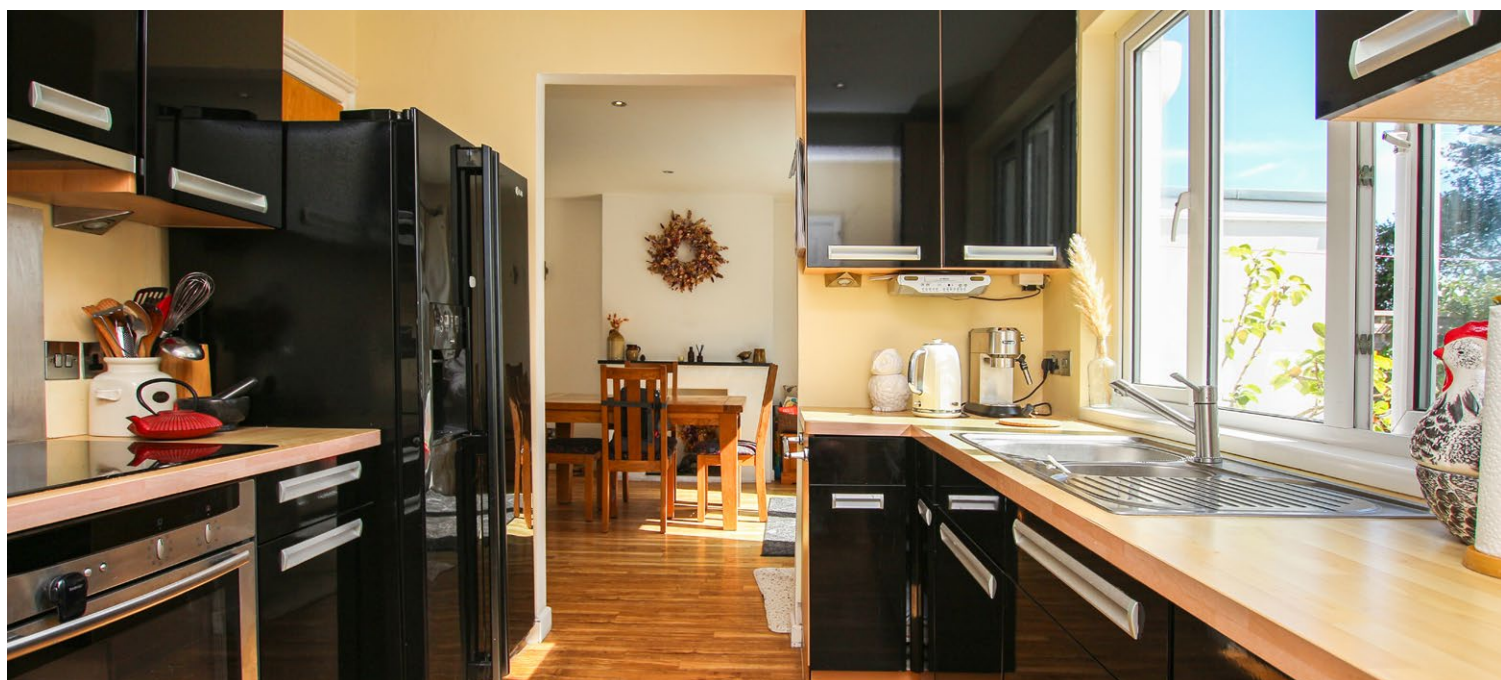
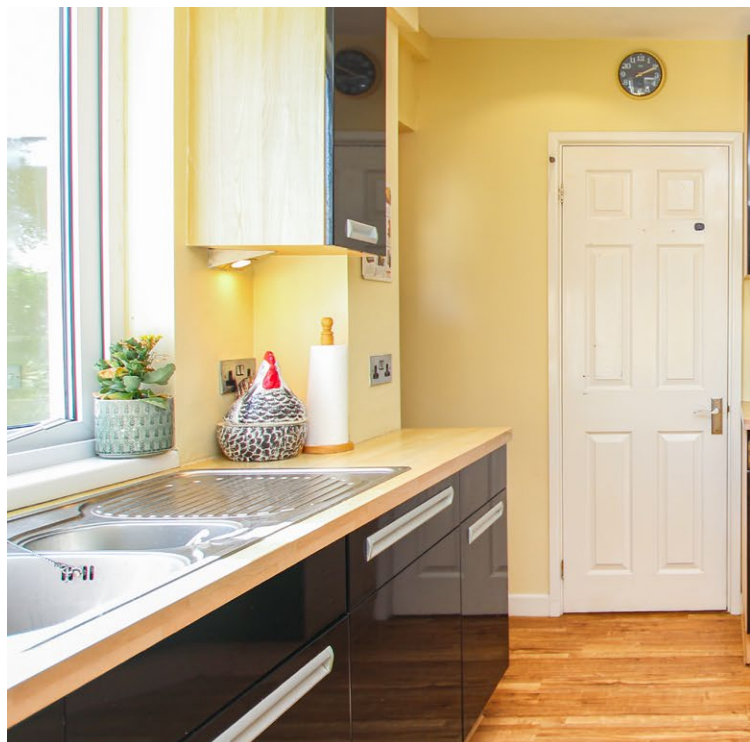


- Semi detached family home
- South facing rear enclosed garden
- Plenty of parking
- Convenient location close to parish amenities
- Potential to convert attic space
- One bedroom wing

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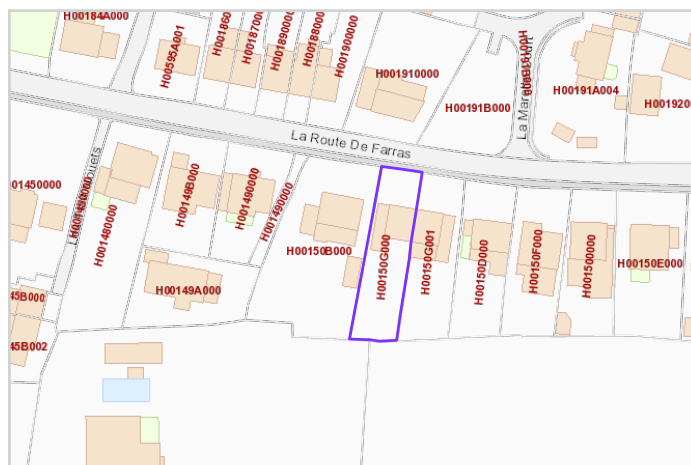
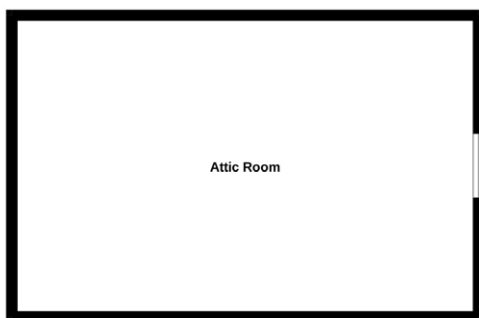
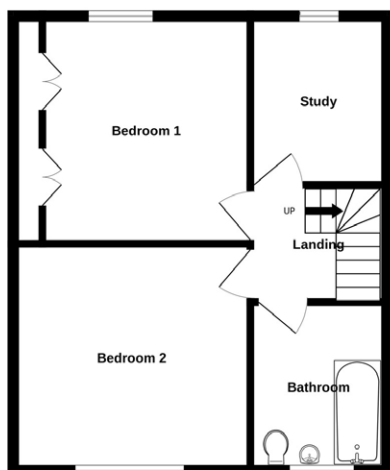
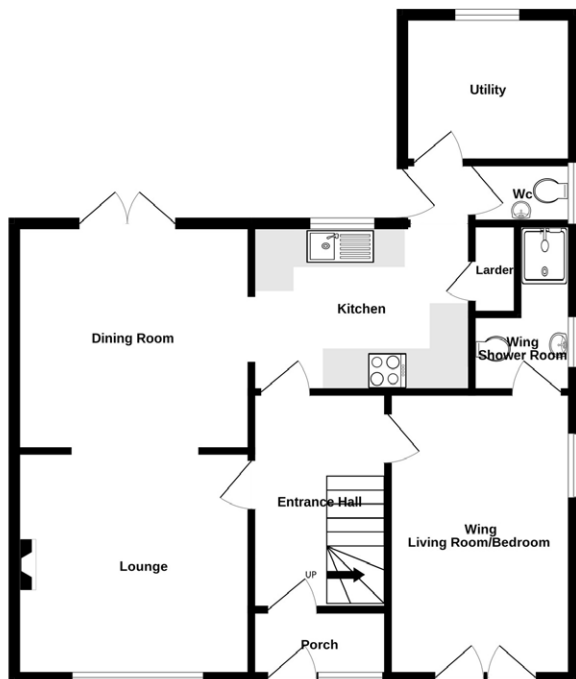






Floorplan

GROUND FLOOR



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MAIN HOUSE

Porch

7'5 x 3'6 (2.3m x 1.1m)

Entrance hall

11'8 x 4'2 (3.6m x 1.3m)

Lounge

12'10 x 11'9 (4m x 3.6m)

Working fireplace

Dining room

12'10 x 11'9 (4m x 3.6m)

Kitchen

11' x 8'7 (3.4m x 2.7m)

APPLIANCES

- Neff 4 ring induction hob
- Neff extractor
- Neff oven
- Integrated Indesit dishwasher
- LG American style freestanding fridge/freezer

Lobby

5'2 x 3'6 (1.6m x 1.1m)

Utility

8'10 x 7'7 (2.7m x 2.3m)

APPLIANCES

- Statesman freezer
- Miele washing machine
- Hotpoint tumble dryer

Separate WC

5'3 x 3'1 (1.6m x 1m)

FIRST FLOOR

Landing

9'2 x 4'4 (2.8m x 1.3m)

Bedroom 1

12'10 x 12' (4m x 3.7m)

Bedroom 2

12' x 12' (3.7m x 3.7m)

Study / nursery

8'3 x 7'4 (2.5m x 2.2m)

(currently being used as a bedroom)

Bathroom

7'5 x 5'8 (2.2m x 1.7m)

SECOND FLOOR

Attic room

23' x 20' (7m x 6m)

THE WING

Living room/bedroom

14'8 x 9'7 (4.5m x 3m)

(currently being used as storage)

Shower room

8'7 x 3'7 (2.7m x 1.1m)

EXTERIOR

The property is approached over a gravel drive providing parking for 3 to 4 cars. There is access down one side of the property to the enclosed south facing garden with a smart paved area directly behind the property ideal for al fresco dining, the garden continues onto a further paved and lawned area.

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

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

Perry's ref: 28 C3

what3words: mambo.exhausting.cope

TRP: 157

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