



Pennant

Rohais De Haut, St Andrew, GY6 8YX

£1,600,000

OPEN MARKET

SOLE AGENT

Situated just a short distance from the amenities of St Peter Port and moments from the established St Pierre Park Resort, Pennant is a well-appointed detached family home.

Enjoying an elevated position with distant sea views, the property provides flexible accommodation of up to four bedrooms, three of which benefit from their own en-suite, alongside a further family shower room which is currently utilised as a WC and utility.

A modern kitchen was added in 2018, complemented by a dining room, snug and dual aspect lounge. Externally, the home is approached via driveway offering parking for up to four vehicles in addition to the double garage. The garden is laid to lawn with established planting and patio seating areas throughout.

Key facts



- Surprisingly spacious detached home
- Elevated position
- Offering up to four bedrooms
- Parking and double garage
- Convenient location close to St Peter Port amenities
- In good order throughout

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



**cooper
brouard**

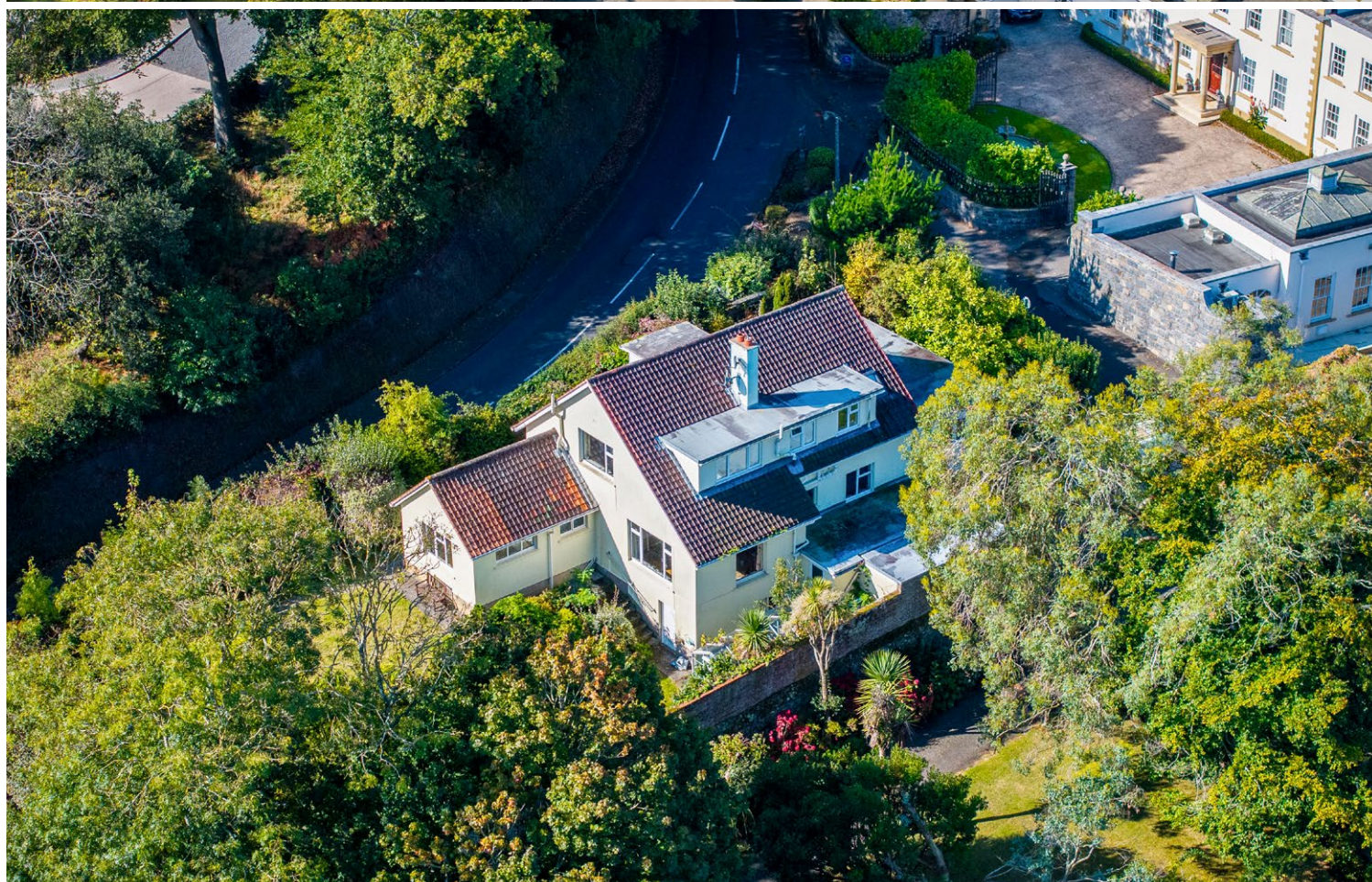
GUERNSEY'S ESTATE AGENT



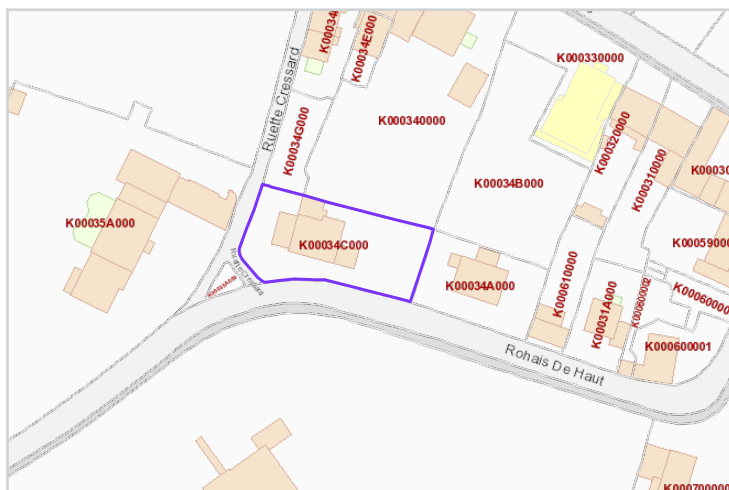
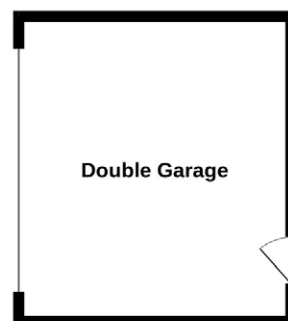
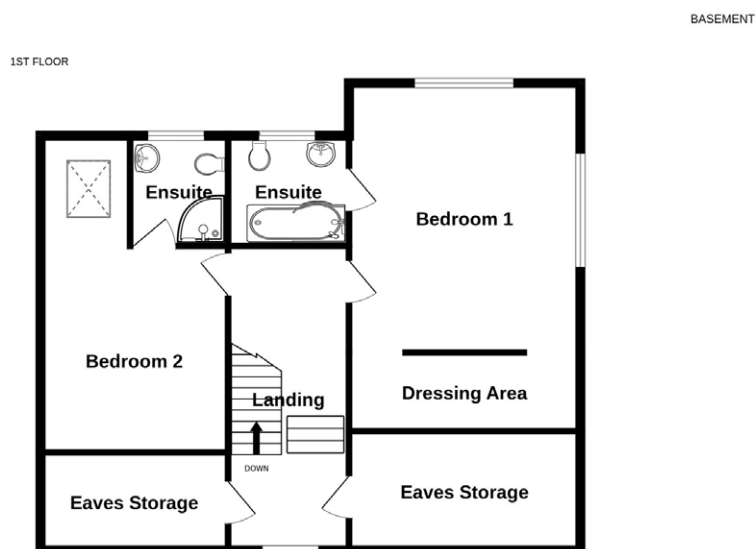
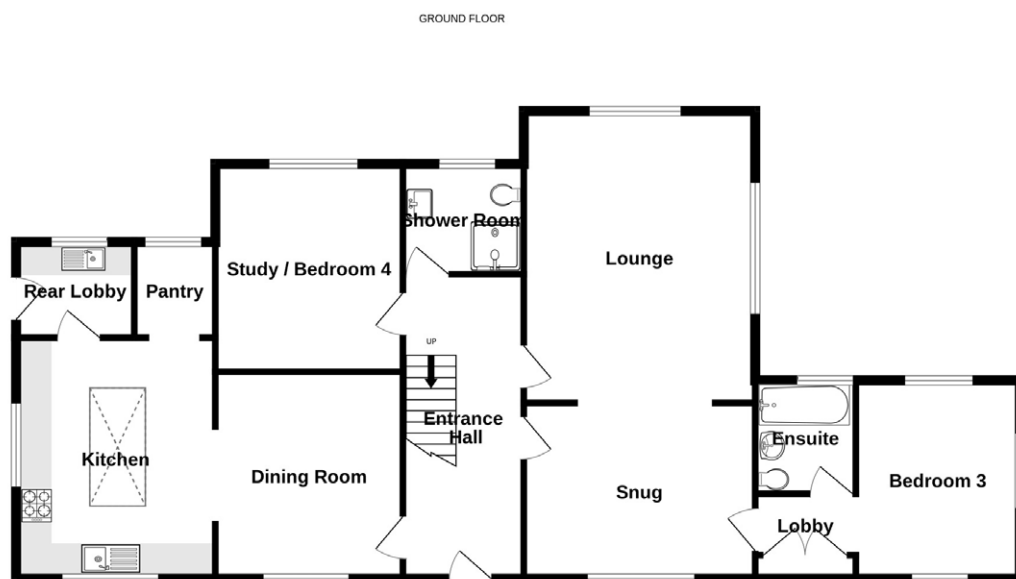








Floorplan



Mapping / Aerial Photography Copyright © States of Guernsey 2025

Pennant | £1,600,000

OPEN MARKET | **SOLE AGENT**

GROUND FLOOR

Entrance hall

18' x 7'2

Dining room

12'4 x 11'1

Kitchen

14'2 x 11'9

Pantry

5'6 x 4'8

Rear lobby

6'6 x 5'4

Snug

13'8 x 10'4

Lounge

17'3 x 13'9

Shower room

6'4 x 6'1

Study / bedroom 4

12'2 x 10'9

Bedroom 3

11'9 x 9'8

En-suite

6'7 x 5'4

FIRST FLOOR

Landing

18' x 7'3

Bedroom 1

20'1 x 13'8

En-suite

6'7 x 6'5

Bedroom 2

18'7 x 11'2

En-suite

6'4 x 5'9

EXTERIOR

The property is approached off the lane onto a tarmac driveway providing parking for 4 vehicles and access to the;

Double garage

16'3 x 14'6

Steps lead up to a paved walkway which leads around three sides of the property. There is a lawned garden to the eastern side with a further garden area to the rear, a greenhouse and access to the rear of the garage.

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

Services: Mains electricity and water, mains drainage, oil fired central heating, underflooring heating in kitchen and first floor en-suite bathrooms, uPVC double glazing.

Perry's ref: 16 B4

what3words: jaguar.voice.mascara

TRP: 226 (+ 28 garage)

CONTACT OUR OPEN MARKET TEAM



Matt



Ross



Ben



Liz



Courtney



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



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.