



La Banquette

Rue de la Banquette, Castel, GY5 7HL

£895,000

LOCAL MARKET

JOINT AGENT

This beautifully presented detached cottage sits in a sought-after west coast location with stunning views over Cobo Bay.

Offering a contemporary modern feel throughout, the property boasts three well-proportioned bedrooms, two of which benefit from en-suites and walk in wardrobes, a family bathroom, well equipped kitchen, living room and sunroom which opens out on to the sunny patio area complete with outdoor kitchen – perfect for al fresco dining and entertaining. The manicured lawns are home to a greenhouse, summerhouse and useful wood store alongside the block-built workshop complete with utility area.

A charming home well worthy of close inspection.

School catchment: Castel Primary School / Les Beaucamps High School

Key facts



- Fantastic West coast location
- Views out towards Cobo Bay
- Three bedrooms & three bathrooms
- Immaculate garden with fantastic outdoor kitchen
- Well presented throughout
- Close to bus routes and Cobo village amenities

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



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GUERNSEY'S ESTATE AGENT





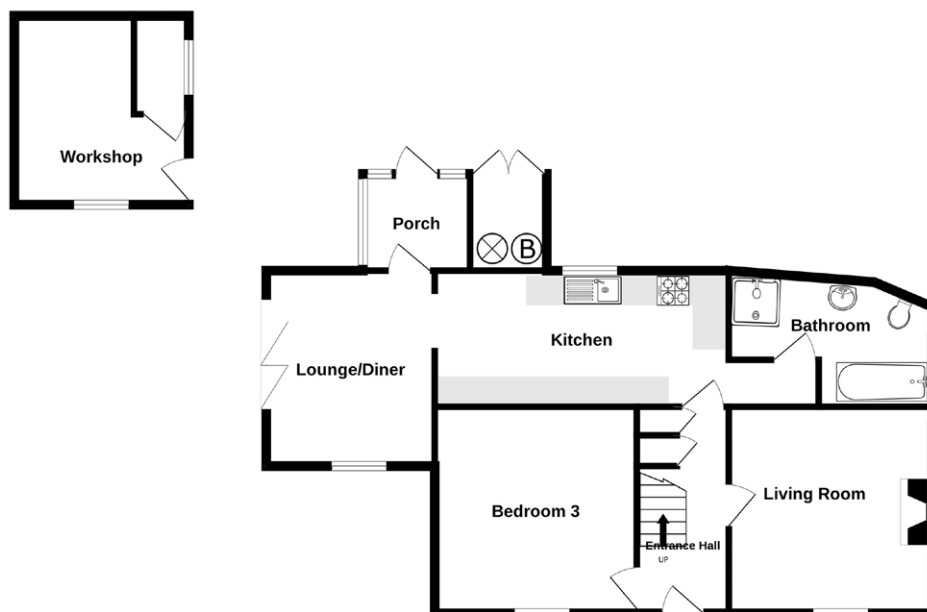




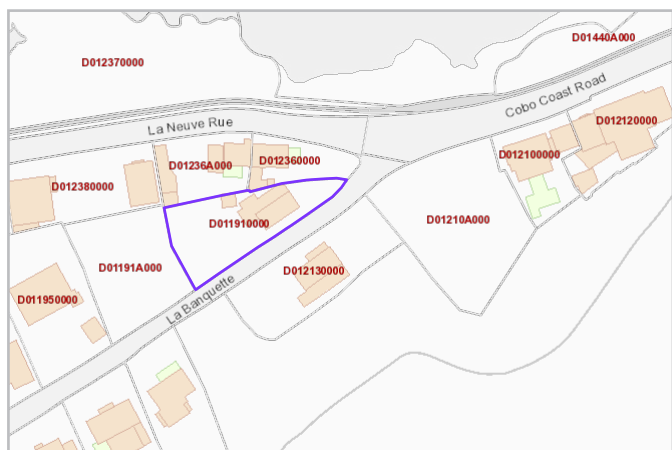
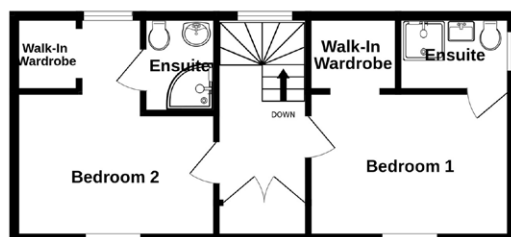


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

13'11" x 5'6" (4.3m x 1.7m)

Living room

12'5" x 12'3" (3.8m x 3.7m)

Bedroom 3

12'5" x 12'2" (3.8m x 3.7m)

Kitchen

17'5" x 8'2" (5.3m x 2.5m)

APPLIANCES

- Rangemaster electric oven
- Hob & extractor
- Samsung American style fridge freezer
- Hotpoint integrated dishwasher

Bathroom

11'1" x 7'11" (3.4m x 2.4m)

Lounge/diner

11'9" x 10'2" (3.6m x 3.1m)

Porch

6'9" x 5'7" (2m x 1.7m)

FIRST FLOOR

Landing

11'7" x 5'9" (3.6m x 1.8m)

Bedroom 1

12'5" x 8'5" (3.8m x 2.6m)

En-suite

6'9" x 3'11" (2m x 1.2m)

Walk in wardrobe

5'1" x 4' (1.6m x 1.2m)

Bedroom 2

12'7" x 12'5" (3.8m x 3.8m)

En-suite

5'5" x 3'11" (1.7m x 1.2m)

Walk in wardrobe

4'3" x 3'11" (1.3m x 1.2m)

EXTERIOR

The property is approached off the road on to a paved parking area with a wooden shed. A wooden gate opens on to the west facing patio which can also be accessed through bi-folding doors from the lounge/diner, there is a hand-made BBQ/outdoor kitchen with inbuilt gas barbeque and sink providing a fantastic outdoor entertaining area. To one side is a block-built workshop (11'1" x 10'2") with space and plumbing for a washing machine and tumble dryer.

Steps lead up from the patio on to the lawned garden where there is a garden greenhouse, summerhouse and useful wood store. An elevated patio sits to the far corner providing a wonderful view over Cobo Bay. There is a further lawned area to the other side of the house which also gives a wonderful direct view of Cobo Bay.

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

Services: Mains electricity and water, mains drainage, oil fired central heating, electric underfloor heating in kitchen, lounge/diner, bathroom and porch, uPVC double glazing.

Perry's ref: 13 G1

what3words: pyramid.lion.grace

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CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



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

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

