



Mandeville

Les Hautes Mielles, L'Ancrese, Vale, GY3 5BB

£1,550,000

OPEN MARKET

JOINT AGENT

Mandeville is a striking example of 1970s architecture, designed with a forward-thinking layout that remains highly functional and desirable today.

The semi-open plan design connects the kitchen and dining areas to a spacious living room, which leads into a conservatory overlooking a former quarry - now a stunning natural pond that serves as a haven for local wildlife. A short flight of just five steps leads to the 'first floor' - four generous bedrooms and two bath/shower rooms. A study and ample storage complete the offering.

While Mandeville's exterior reflects its era, the location is a true highlight - within walking distance of Beaucette Marina, the Royal Guernsey Golf Club, and one of the island's most beautiful beaches, L'Ancrese Bay. Externally, the home sits within approximately an acre of land, featuring a garage, greenhouse plus a summer house - perfect for enjoying the peaceful surroundings.

Viewing is highly recommended by Cooper Brouard.

Key facts

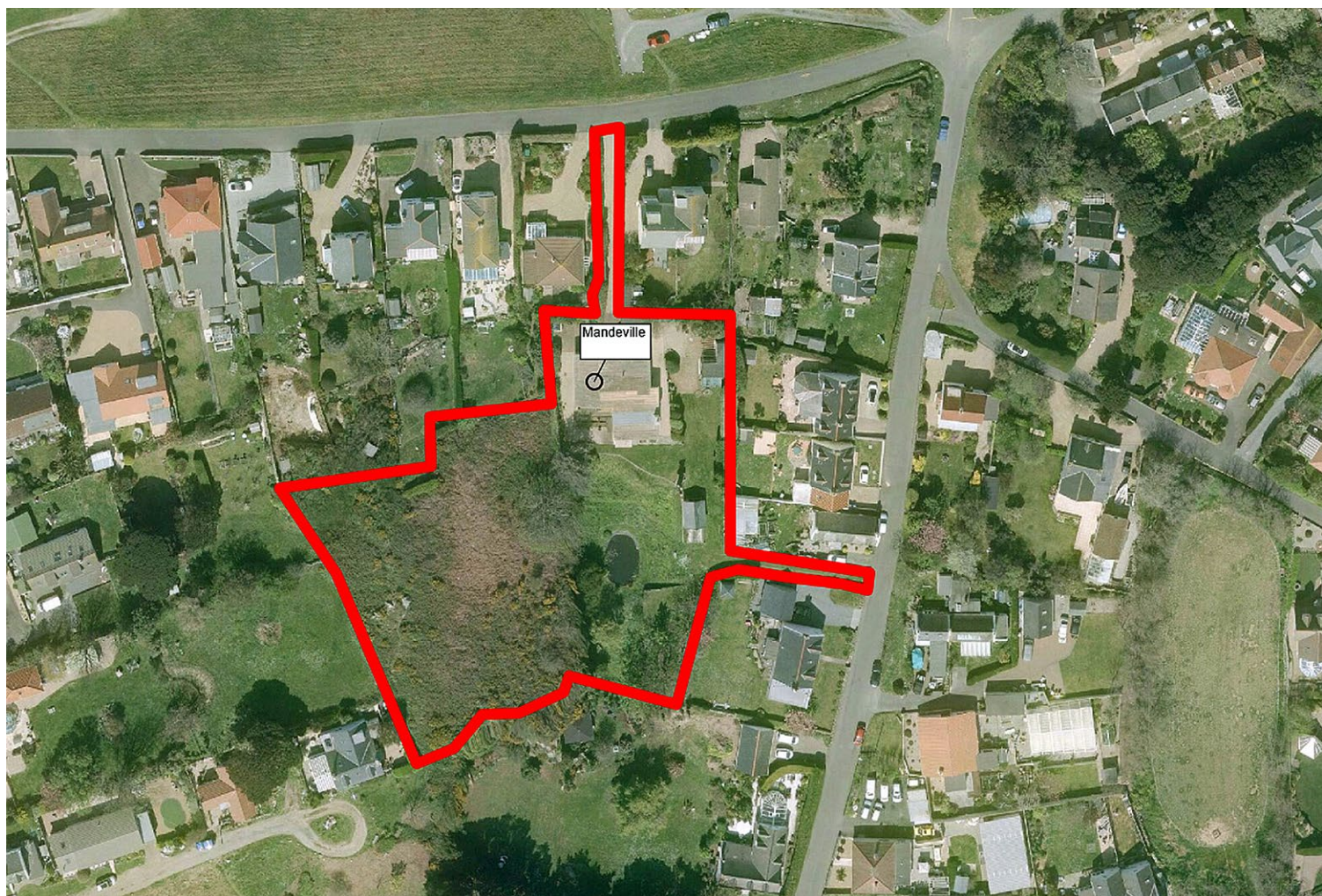


- Detached split level home
- Elevated plot
- Close to L'Ancrese common
- Ample parking, garage and beautiful grounds
- Requires some updating

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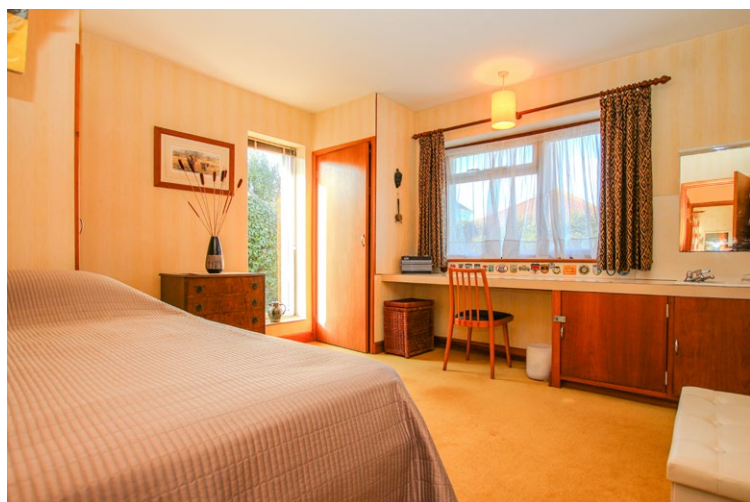


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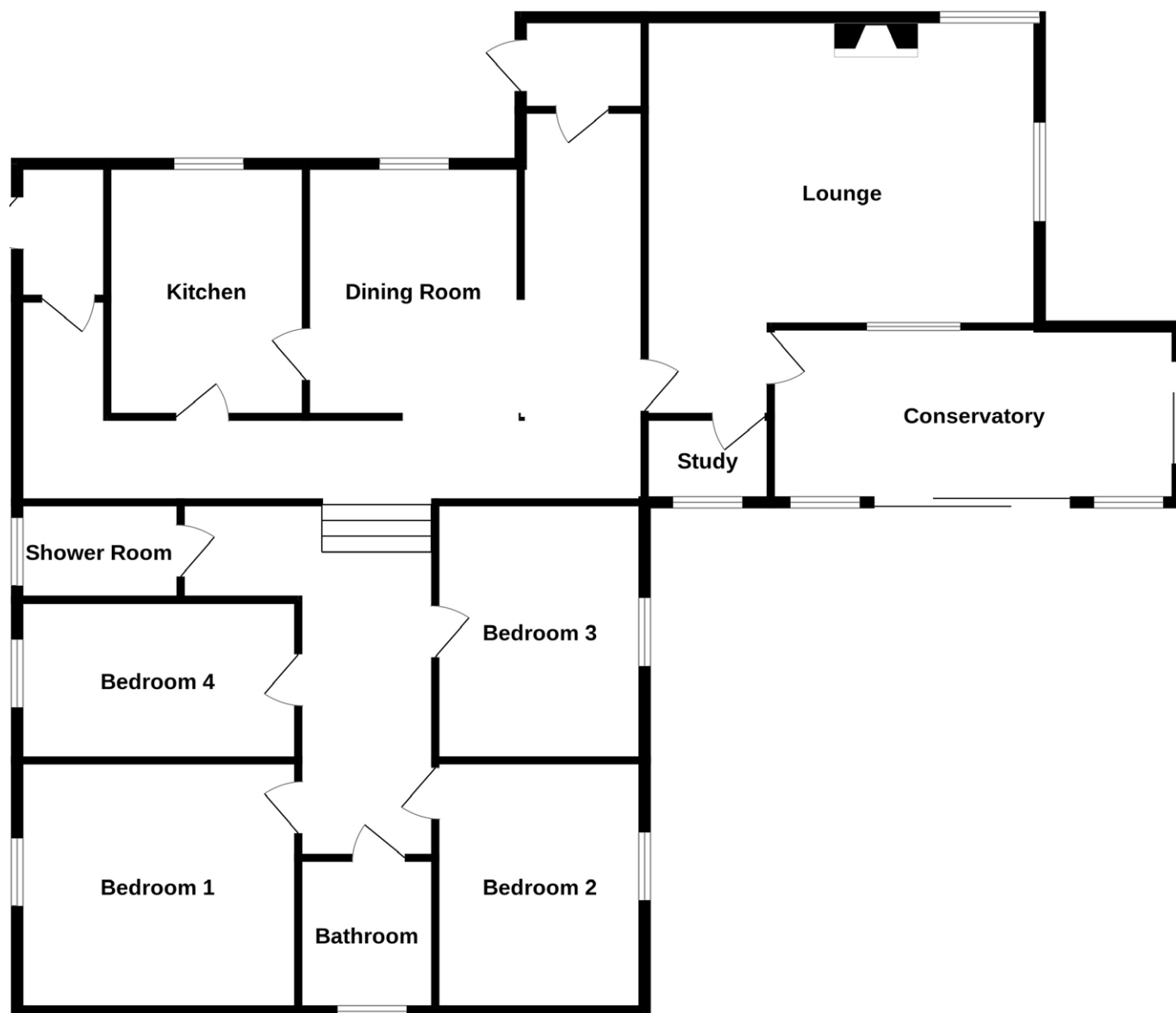






Floorplan

GROUND FLOOR



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Ground Floor

Entrance hall

10' x 5' (3.1m x 1.5m)

Kitchen

12'2 x 9'3 (3.7m x 2.8m)

Utility room

17' x 10'1 x 5' (L Shaped)
(5.2m x 3.1m x 1.5m)

Dining room

15'7 x 10'5 (4.7m x 3.2m)

Lobby

5'2 x 5'2 (1.6m x 1.6m)

Lounge

20'6 x 19'5 (6.2m x 5.9m)

Conservatory

19'5 x 8'6 (5.9m x 2.6m)

Study

6' x 4'2 (1.8m x 1.3m)

Inner hall

14'8 x 2'5 x 7'1 (L Shaped)
(4.5m x 0.8m x 2.1m)

Bedroom 1

14' x 13'6 (4.3m x 4.1m)

Bedroom 2

11'9 x 11'2 (3.6m x 3.4m)

Bedroom 3

12'1 x 10'6 (3.7m x 3.2m)

Bedroom 4

11'4 x 8'7 (3.5m x 2.7m)

Bathroom

8' x 6'6 (2.4m x 2m)

Shower room

7'9 x 4'4 (2.4m x 1.3m)

Exterior

Garage

18' x 9' (5.5m x 2.7m)

Store

15' x 6' (4.6m x 4.3m)

Summer house

16' x 8' (4.9m x 2.4m)

EXTERNAL

The property is approached via a private, long gravelled driveway leading up to the property where there is ample parking for multiple vehicles plus a garage. There is a further separate driveway which leads directly to the garden. To the left of the property is a large, well-maintained lawned garden which leads down to the charming quarry area including a pond which is fed from its own water source, offering a haven for local wildlife. There is also a green house and a delightful summer house incorporated within the grounds.

There is access to an additional parcel of land, directly accessed from the garden, which in recent years has been left untouched to create a natural wildlife area. The entire site spans approximately an acre and provides a generous canvas for outdoor living, gardening and entertaining.

Perry's ref: 7 F3

what3words: rigged.drifters.quotations

TRP: 320 total



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