



# Timbavati

Route des Laurens, Torteval, GY8 0RH

£1,450,000

LOCAL MARKET

SOLE AGENT

A stunning recently renovated family home with uninterrupted south coast sea views.

This beautifully renovated and extended four-bedroom family home offers the perfect blend of space and versatility featuring a stylish kitchen, bright lounge diner and separate further living room – perfect for entertaining. Four bedrooms continue the contemporary finish throughout, serviced by two bathrooms and an en-suite. A dedicated study area on the landing provides space for working from home.

Externally, a garage and ample parking are positioned to the front and to the rear, an expanse of lawned garden boasting uninterrupted sea views.

School catchment: La Houquette Primary School / Les Beaucamps High School

## Key facts



- Immaculate family home
- 4 bedrooms and ample living space
- Recently renovated and extended
- Desirable location with beautiful views
- Large garden
- Parking and garage

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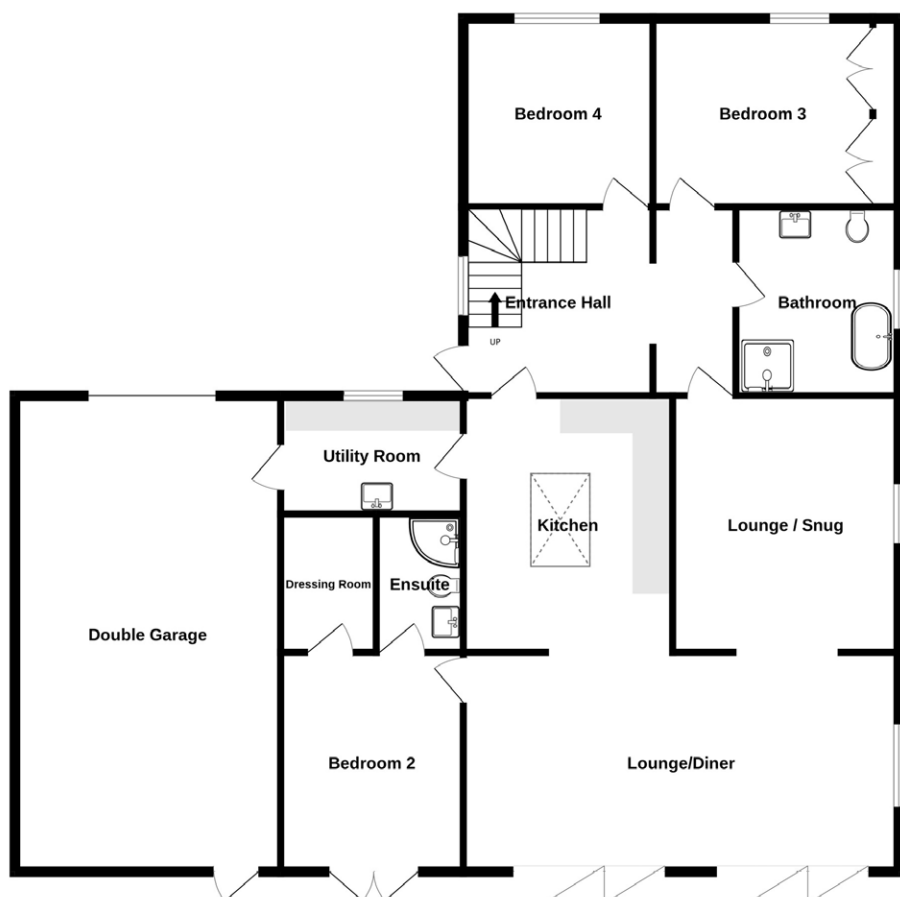




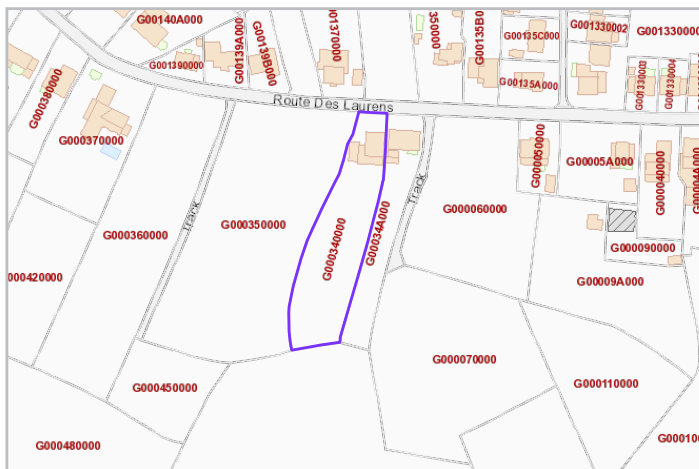
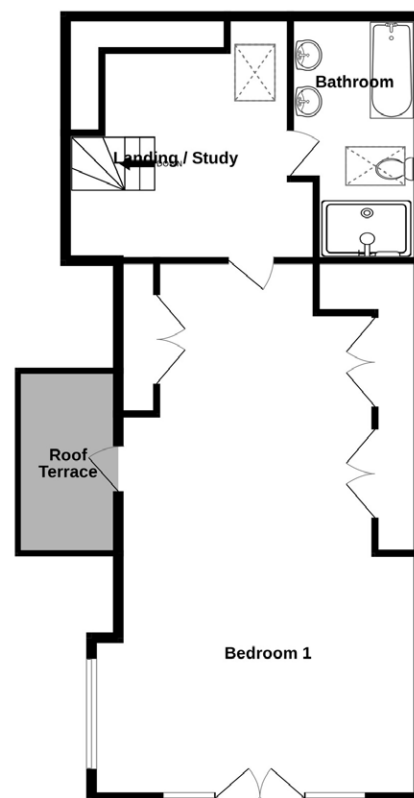


## Floorplan

GROUND FLOOR



1ST FLOOR



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## GROUND FLOOR

### Entrance hall

10'7 x 10'6 (3.3m x 3.2m)

### Bedroom 4

10'7 x 10'6 (3.3m x 3.2m)

### Inner hall

11'8 x 4'5 (3.6m x 1.4m)

### Bedroom 3

13'8 x 10'6 (4.2m x 3.2m)

### Bathroom

10'6 x 10'6 (3.2m x 3.2m)

### Kitchen

12'7 x 12'3 (3.9m x 3.7m)

#### APPLIANCES

- Samsung fridge freezer
- Hotpoint dishwasher
- Neff fridge
- Wine fridge
- Rangemaster gas hob
- Oven and extractor fan

### Lounge/snug

14'3 x 12'7 (4.4m x 3.9m)

### Lounge/diner

26'8 x 12'2 (8.1m x 3.7m)

## Bedroom 2

12'3 x 10'2 (3.7m x 3.1m)

### En-suite

8'2 x 4'2 (2.5m x 1.3m)

### Dressing room

8'2 x 4'3 (2.5m x 1.3m)

### Utility room

9'9 x 8' (3m x 2.4m)

#### APPLIANCES

- LG washing machine.

## FIRST FLOOR

### Landing / study

10'6 x 9'9 (3.2m x 3m)

### Bathroom

13'7 x 7'2 (4.2m x 2.2m)

### Bedroom 1

32' x 16'4 (9.7m x 5m)

## EXTERIOR

The property is approached off the road onto a partially gravelled and tarmac parking area providing space for a number of vehicles.

### Garage

30' 1 x 14'9 (9.1m x 4.5m)

To the rear of the property is a beautiful, paved area directly accessed off the living space which leads on to the garden which is laid to lawn and is bounded by earth banks and hedging with uninterrupted sea views offering direct access to cliff paths.

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

**Services:** Mains electricity and water, cesspit drainage, oil fired and electric central heating, uPVC double glazing.

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**what3words:** diagram.clinker.sounds

**TRP:** 335

## CONTACT OUR LOCAL MARKET TEAM



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