



Rocquaine Villa

Route du Coudre, St Pierre du Bois GY7 9HX

£995,000

LOCAL MARKET

SOLE AGENT

Originating from the 15th century, Rocquaine Villa has sat proudly in its spot for centuries and has been extended over time by its numerous custodians.

Offering diverse accommodation embellished with original granite features, the set up currently comprises the main property intertwined with a two storey two bed apartment and a one bed top floor flat. Externally the site boasts a number of outbuildings which, with relevant permissions could potentially be utilised for various purposes. To the rear of the property are mature terraced gardens leading up to an elevated agricultural field offering superb views across to Lihou headland. Although in need of renovation and modernisation throughout, viewing is recommended to appreciate all on offer.

Please note that plans have been passed in October 2025 to convert the chalet into a dwelling.

School catchment: La Houquette Primary and Les Beaucamps High

Key facts



- Substantial listed Guernsey home
- Elevated sea views from agricultural field
- In need of modernisation and renovation throughout
- Parking and outbuildings
- Mature tiered gardens
- Plans passed in Oct' 2025 to convert chalet into dwelling

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GUERNSEY'S ESTATE AGENT









FLAT

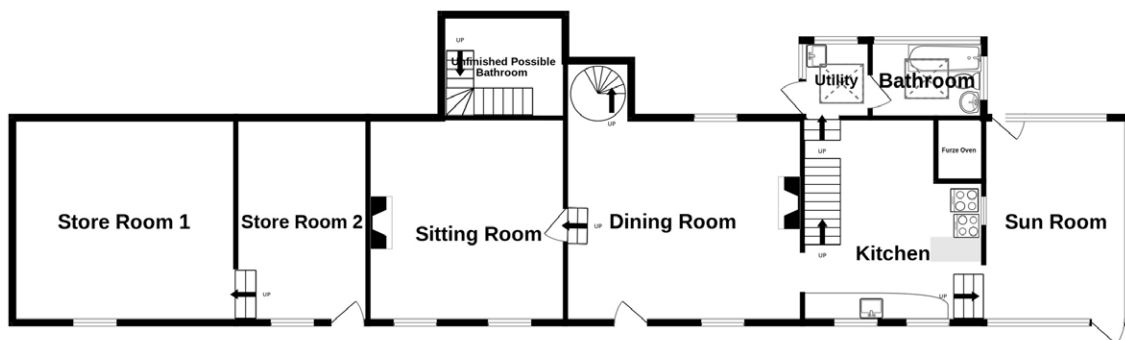




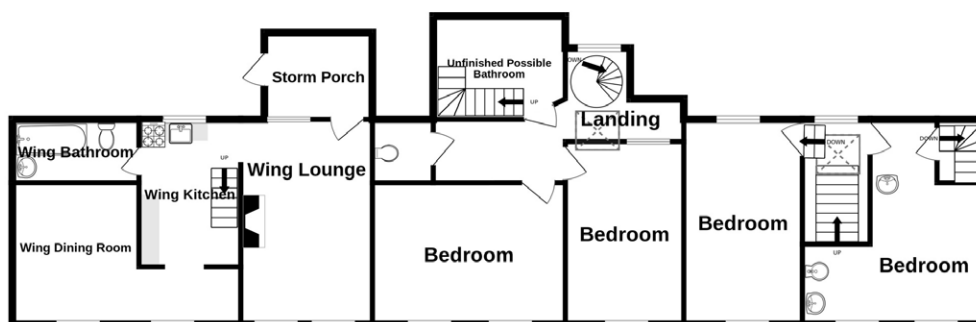


Floorplan

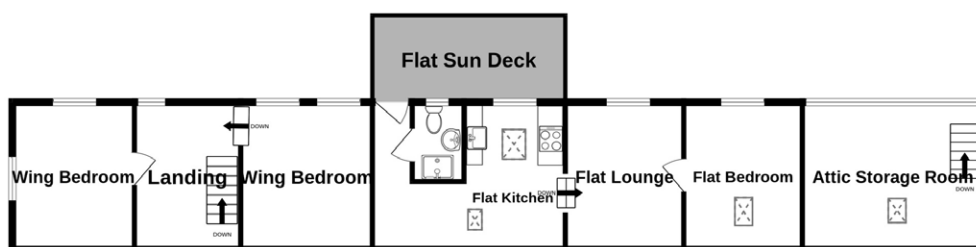
GROUND FLOOR



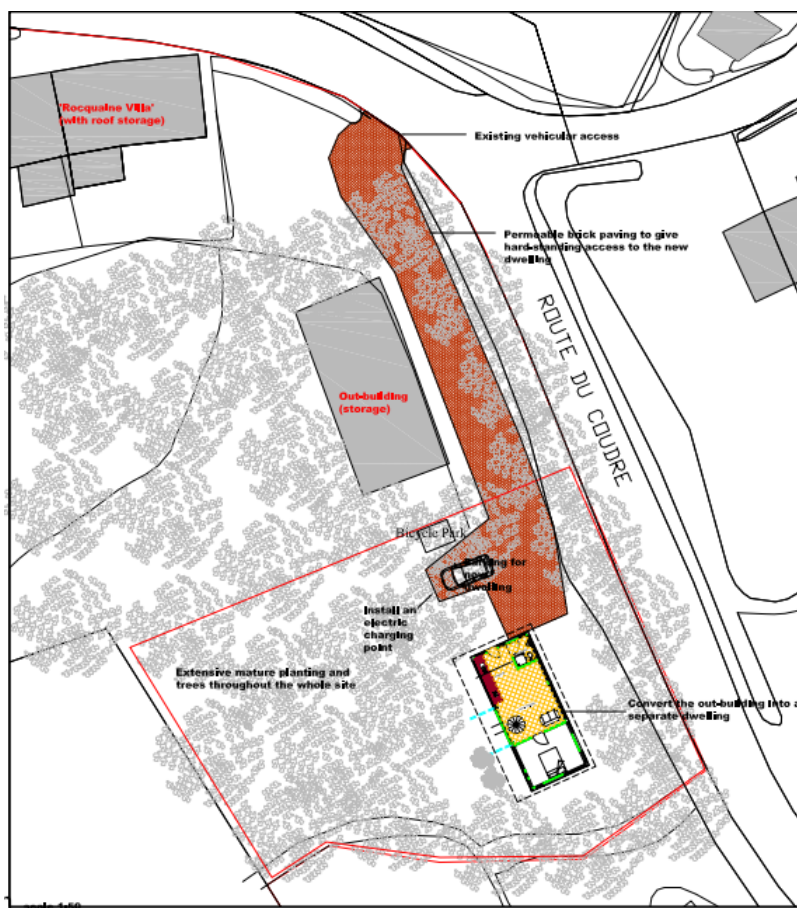
1ST FLOOR



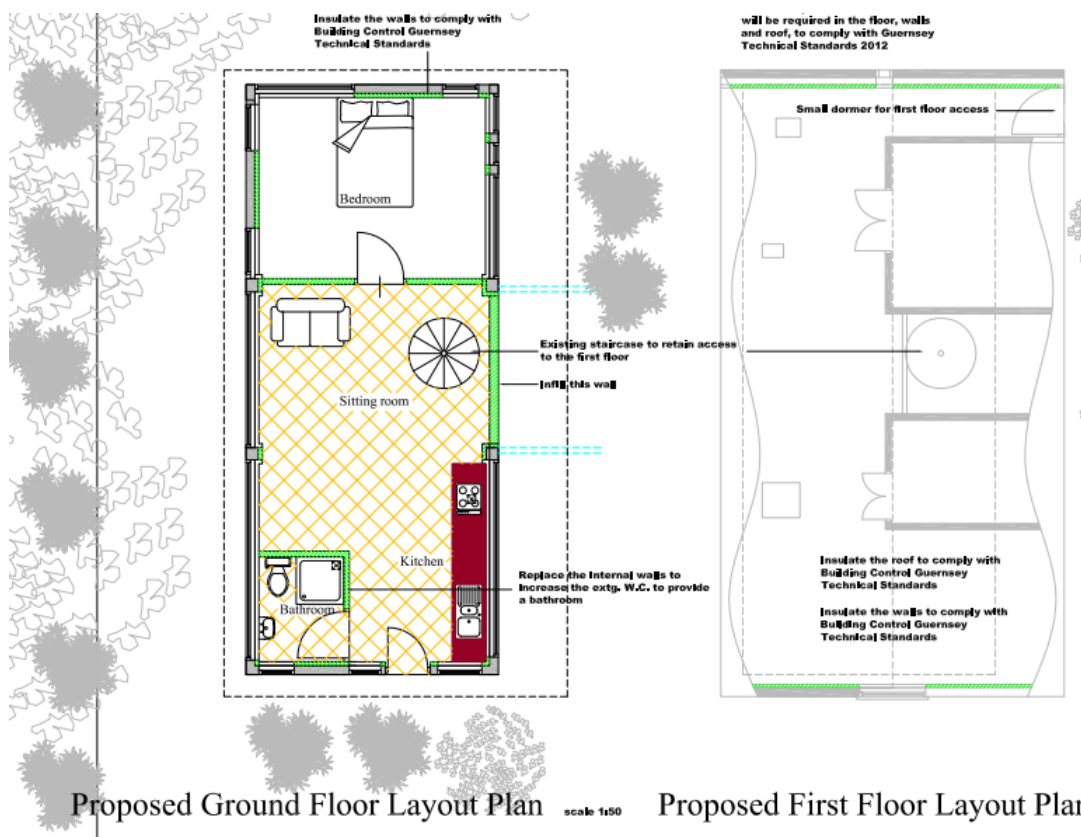
2ND FLOOR



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Block Plan scale = 1:200



Dining room

18'4 x 15' (5.6m x 4.6m)

Sitting room

15'3 x 14'6 (4.6m x 4.5m)

Potential bathroom

Kitchen

16'6 x 14' (5m x 4.3m)

Utility

9'8 x 6'4 (3m x 1.9m)

APPLIANCES

- Hotpoint washing machin
- Bosch fridge/freezer

Bathroom

9'10 x 6'10 (3m x 2.1m)

Sun room

18'2 x 11'7 (5.5m x 3.6m)

FIRST FLOOR

Landing

Bedroom 1

15'7 x 12' (4.7m x 3.7m)

Bedroom 2

15'4 x 9'2 (4.7m x 2.8m)

Separate WC

Potential bathroom

9'4 x 7'4 (2.9m x 2.2m)

Returning to the ground floor kitchen

FIRST FLOOR

Landing

Bedroom 3

16'5 x 15' (5m x 4.6m)

Bedroom 4

15'2 x 9' (4.6m x 2.7m)

SECOND FLOOR

Attic storage room

12' x 9'8 (3.7m x 3m)

THE WING

Storm porch

FIRST FLOOR

Lounge

16' x 11' (4.9m x 3.4m)

Kitchen

11' x 8' (3.4m x 2.4m)

Dining room

17'4 max x 10'7 (5.3m x 3.3m)

Bathroom

9'7 x 4'10 (3m x 1.5m)

SECOND FLOOR

Landing

Bedroom 1

10'9 x 10'3 (3.3m x 3.1m)

Bedroom 2

9'6 x 8' (2.9m x 2.4m)

THE FLAT

Narrow path accessed from behind the main house to some stairs leading to the sun deck

SECOND FLOOR

Entrance hall

12' x 3' (3.7m x 0.9m)

Kitchen

10' x 9'5 (3.1m x 2.9m)

APPLIANCES

- 4 ring gas hob
- Fridge/freezer

Shower room

6'10 x 3'5 (2.1m x 1m)

Lounge

11'5 x 9'7 (3.5m x 3m)

Bedroom

10'6 x 9' (3.2m x 2.7m)

EXTERIOR

Store room 1 attached to the main house

17' x 15'7 (5.2m x 4.7m)

Store room 2 attached to the main house

12'5 x 10'7 (3.8m x 3.3m)

Large barn accessed up the side path way

31' x 14'10 approx (9.4m x 4.3m approx)

Further outbuildings . Pair of garage style outbuildings – inaccessible at this time.

External

The property is approached off the Coudre where there is parking for one vehicle in front of the main house. There is further parking to the side of the property which leads to the wing, the rear outbuildings and a path leading up to the field at the top of the site. There are narrow steep paths throughout the rear mature elevations leading to seating areas and to the field which offers elevated views across to Lihou headland.

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

Services: Mains electricity and water, cesspit drainage, there are two oil tanks on site, single glazed wooden windows throughout.

Finding the property: From Rocquaine turn inland into Route du Coudre, continue up to the sharp right hand bend and on the right and sits Rocquaine Villa. Please note, due to the nature of the entrance to the parking on the sharp bend, it may be recommended to park along the coast and walk up.

Perry's ref: 20 B/C5

what3words: trolleys.tobacco.unfenced

TRP: 495 – Whole building and road side wall are Listed.

CONTACT OUR LOCAL MARKET TEAM



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