



The Barn

Rue des Brouards, Torteval GY8 0LF

£475,000

LOCAL MARKET

SOLE AGENT

Situated in a tranquil lane in the heart of Torteval, this unique barn blends rustic charm and modern living.

The ground floor level comprises a bedroom and bathroom with the first floor opening into a kitchen diner with lounge also on this floor with doors opening out on to a garden area. A mezzanine level provides a versatile extra space, and a further handy storage room leads off at this level.

School catchment: La Houquette Primary School / Les Beaucamps

Key facts



- Tranquil Torteval location
- Detached barn
- Parking for one small vehicle
- Character-filled accommodation
- Unique opportunity

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



**cooper
brouard**

GUERNSEY'S ESTATE AGENT



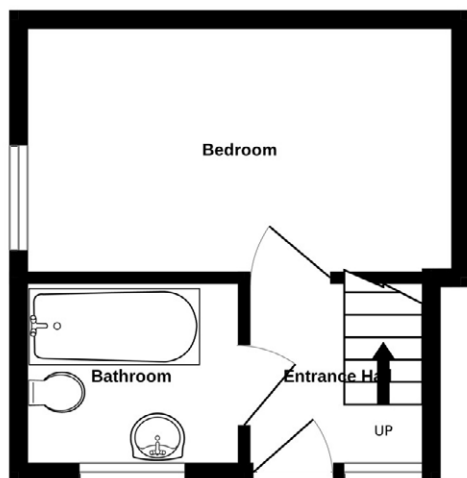




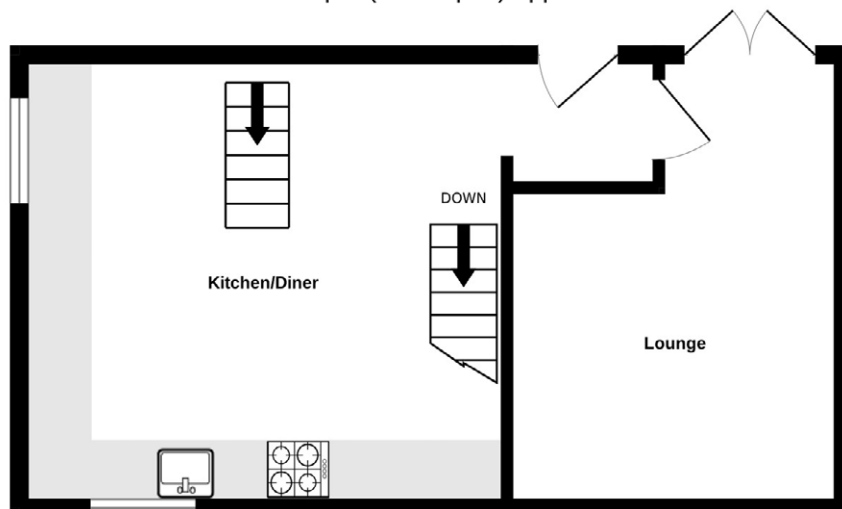


Floorplan

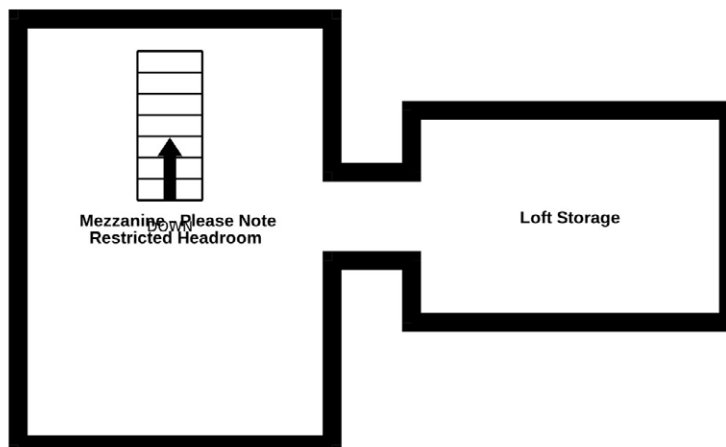
GROUND FLOOR
190 sq.ft. (17.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

GROUND FLOOR

Entrance Hall

6'1 x 5'9 (1.9m x 1.8m)

Bedroom

13'7 x 8'11 (4.2m x 2.7m)

Bathroom

7'1 x 5'8 (2.1m x 1.7m)

FIRST FLOOR

Kitchen/ diner

15'9 x 15'5 (4.8m x 4.7m)

APPLIANCES

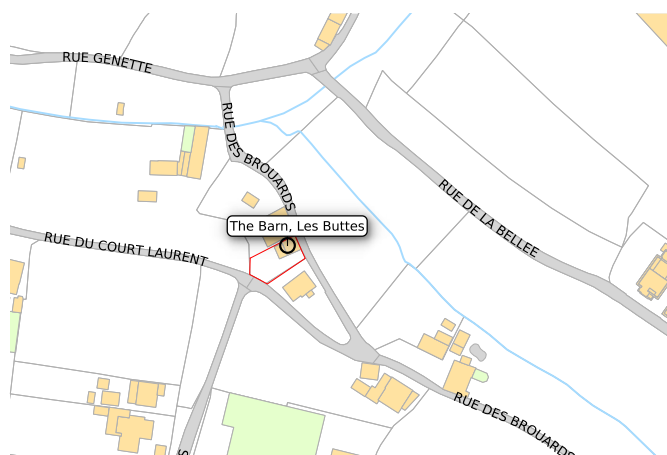
- Hotpoint oven and four ring hob
- Neff dishwasher
- Indesit tumble dryer

Lounge

14'5 x 10'10 (4.4m x 3.3m)

Mezzanine Level

Please note restricted head room – further storage area to one side.



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

EXTERNAL

The property is approached off the lane where there is one parking space for a small vehicle and steps leading to the front door. To the rear of the property there is a small garden with woodchips and steps leading up a cliff face where there is a small lawned area with lovely views down the valley.

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

Services: Mains electricity and water, cesspit drainage, timber single glazing.

Perry's ref: 26 C2

what3words: woodworker.reclaim.fairly

TRP: TBC

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney