



Willow Cottage

Baubigny Road, St Sampson, GY2 4YG

£795,000

LOCAL MARKET

JOINT AGENT

This well-presented, stylish detached three-bedroom cottage, is situated just moments from local shops, schools, and amenities.

The ground floor offers spacious and well-arranged living areas, including a stunning newly installed kitchen/dining room with adjoining utility and cloakroom, a welcoming sitting room with a characterful fireplace, and a principal bedroom with built-in wardrobes and a modern en suite. Upstairs, there is a comfortable double bedroom with fitted storage, a single bedroom that links to a versatile dressing room or study space, and a contemporary family bathroom.

Outside, the south-west facing rear garden features a lawn, patio, decked seating area, and garden shed, while the front provides a paved driveway with ample parking, an ideal move-in-ready home with excellent outdoor space.

School catchment: Hautes Capelles Primary School / St Sampson's High

Key facts



- Detached family home
- Modern fitted kitchen
- Private rear garden
- Generous parking
- Flexible upstairs layout

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GUERNSEY'S ESTATE AGENT





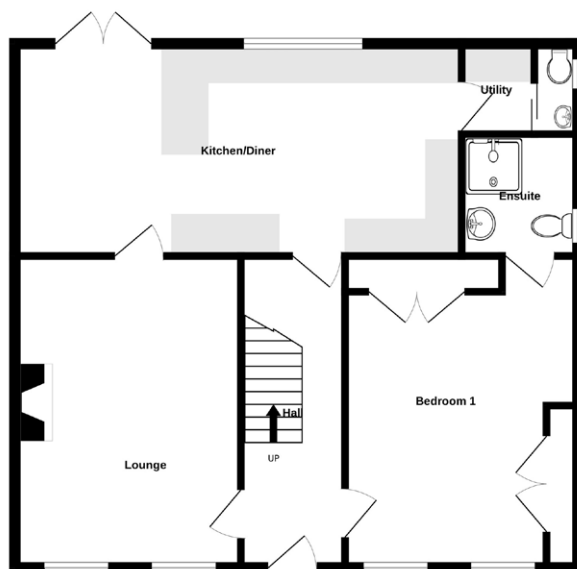




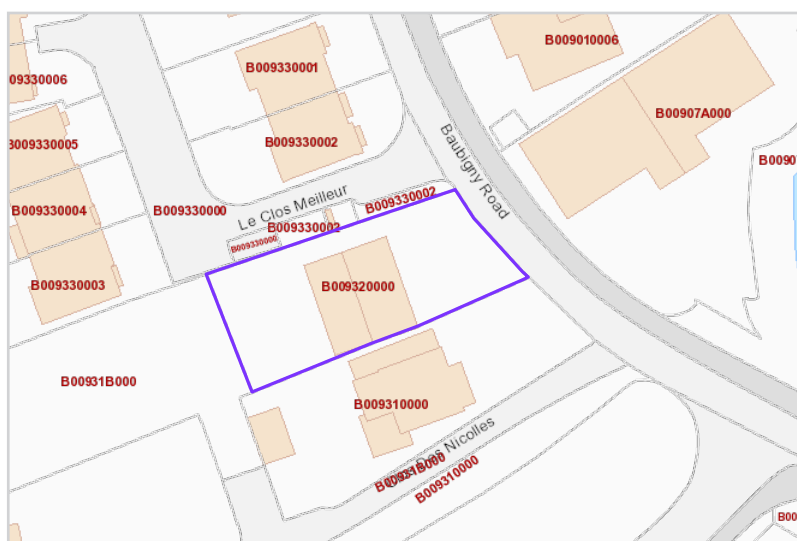
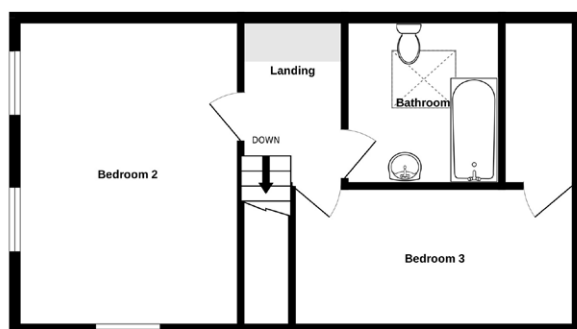


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

16' x 5'2 (4.9m x 1.6m)

Lounge

16' x 11'8 (4.9m x 3.6m)

Kitchen/diner

25'5 x 11' (7.7m x 3.4m)

APPLIANCES

- Hotpoint hob
- extractor fan
- Hisense oven
- Hisense combi microwave grill
- Hotpoint dishwasher
- Hisense fridge/freezer

Utility

4'8 x 4' (1.4m x 1.2m)

APPLIANCES

- Hotpoint washing machine
- Creda tumble dryer.

WC

4'8 x 2' (1.4m x 0.7m)

Bedroom 1

16' x 12' (4.9m x 3.7m)

En-suite

6'3 x 6' (1.9m x 1.8m)

First Floor

Landing

5'3 x 4'7 (1.6m x 1.4m)

Bedroom 2

15'6 x 11'8 (4.7m x 3.6m)

Bedroom 3

15'6 x 7'6 (4.7m x 2.3m)

Walk-in-wardrobe

6'5 x 3'6 (2m x 1.1m)

Bathroom

8'6 x 6'4 (2.6m x 1.9m)

Exterior

The property is approached off the road onto a brick paved driveway providing parking for up to 5 vehicles. There is a wooden gate to one side of the property which leads to the rear garden which is southwest facing and laid mostly to lawn with an area of patio and decking.

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

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

Perry's ref: 10 B3

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TRP: 129

CONTACT OUR LOCAL MARKET TEAM



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