



Whispering Sands

£749,000

Route de Carteret, Castel GY5 7UT

LOCAL MARKET

SOLE AGENT

This detached property in the heart of Cobo offers six generously sized bedrooms, each benefitting from its own private en suite, providing flexible accommodation throughout.

Perfectly positioned in the centre of Cobo village, this home is just a short stroll from Cobo and Grandes Rocques beaches, accommodation comprises six bedrooms, six en suites, large entrance hall, utility and kitchen diner. With a good-sized rear garden and ample parking to the front and rear this super property has lots of potential to be a fantastic family home in a prime spot.

School catchment: La Mare de Carteret Primary / St Sampsons High

Key facts



- 6 bedrooms all with En suite facilities
- Large, detached house
- A stone's throw away from Cobo and Grandes Rocques beaches
- Located within Cobo village centre
- Parking for multiple vehicles
- Planning approved for substantial extension

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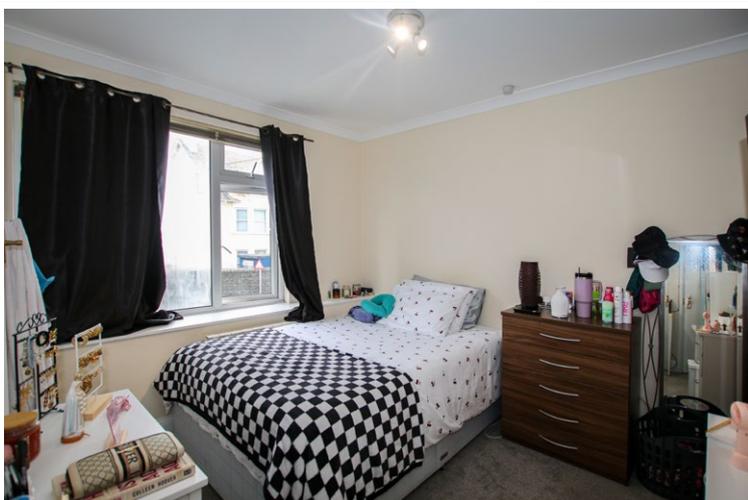


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GUERNSEY'S ESTATE AGENT







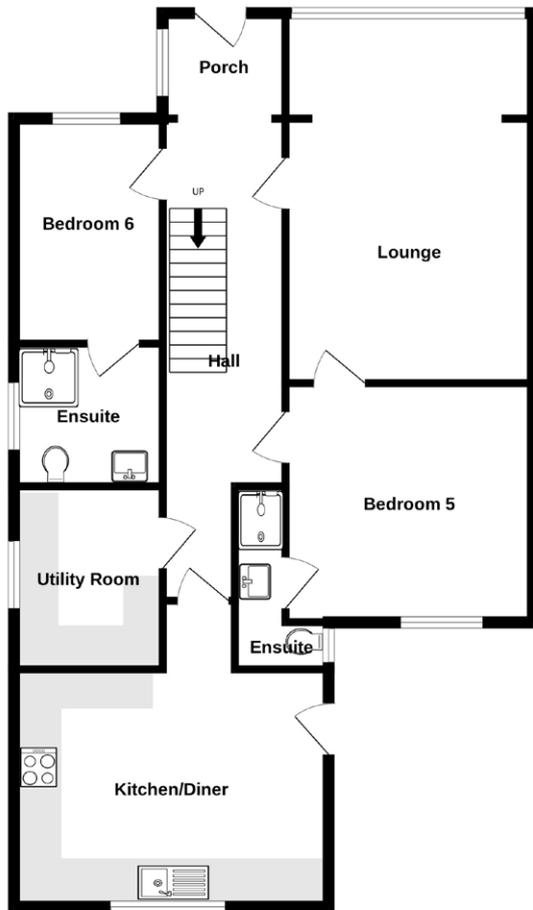




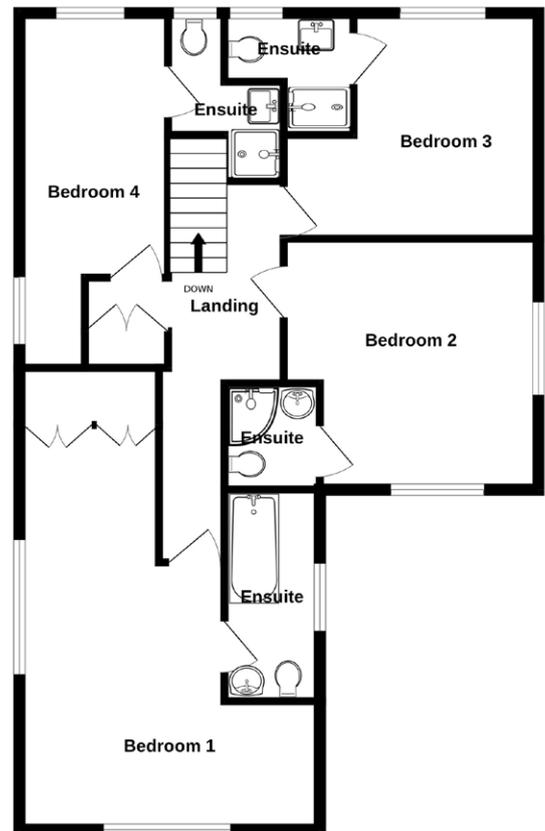


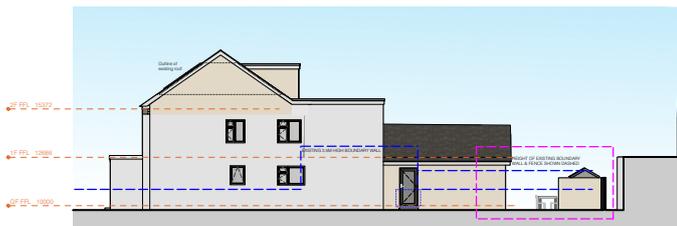
Floorplan

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.

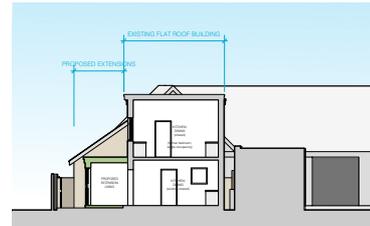


1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.

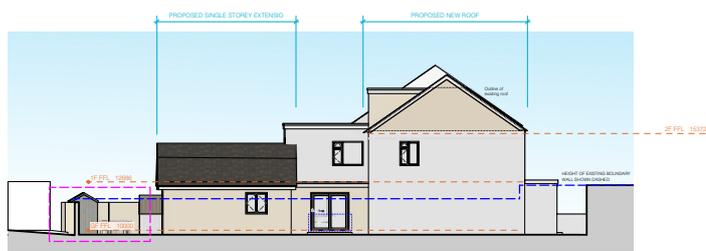




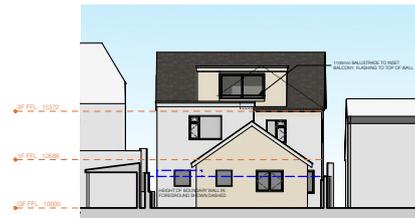
EAST ELEVATION SCALE: 1:100



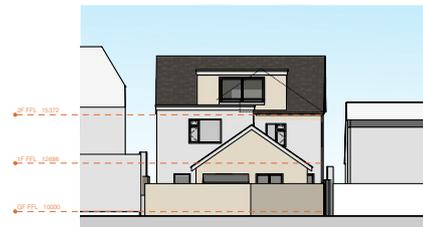
SOUTH SECTIONAL ELEVATION SCALE: 1:100



WEST ELEVATION SCALE: 1:100



NORTH ELEVATION SCALE: 1:100



NORTH ELEVATION SCALE: 1:100



SOUTH ELEVATION SCALE: 1:100

LEVELS KEY	
+	Existing
-	Proposed

E	13/03/2024	Alterations to steel input	TF
D	13/03/2024	Alterations to fenestration	TF
C	20/12/2023	NOV 2023 General response	DL
B	02/02/2024	REVISION	DL

CLIENT
NUT TREE LTD

PROPOSER
Whispering Sands
Rushes de Courmel
Crestal
Cuckney
GVS TUL

PROJECT NO: **7714-01 B4** DRAWING NO: **E** REVISION:

DATE: **JUN 2023**

PROJECT LEADER: **DL** DRAWN: **TE**

STATUS: FOR INFO APPROVAL FOR CONSTRUCTION

MATERIALS

- PROPOSED GROUND AND FIRST FLOOR WALLS TO BE PAINTED RENDERED BLOCKWORK
- PROPOSED PITCHED ROOFS TO BE NATURAL SLATE
- NEW WINDOWS AND DOORS TO BE WHITE UPVC TO MATCH EXISTING
- PROPOSED ROOFLIGHTS TO BE VELUX CENTRE-PIVOT
- RAINWATER GOODS TO BE WHITE UPVC TO MATCH EXISTING

ELEVATIONS

PF+A

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LOCAL MARKET | SOLE AGENT

GROUND FLOOR

Porch

5'2 x 4'9 (1.60m x 1.50m)

Hallway

6'7 x 18'6 (2.00m x 5.60m)

Lounge

12'0 x 18'0 (3.07m x 5.50m)

Bedroom 5

12'0 x 11'9 (3.70m x 3.60m)

En suite

9'3 x 4'2 (2.80m x 1.30m)

Kitchen/Diner

15'6 x 11'6 (4.70m x 3.50m)

APPLIANCES

- Aga
- Kuppersbusch oven
- Kuppersbusch Fridge / Freezer
- Hotpoint Freezer

Utility Room

9'0 x 6'11 (2.70m x 2.10m)

APPLIANCES

- Hotpoint Washing machine and dryer

Bedroom 6

7'3 x 11'0 (2.20m x 3.40m)

En suite

7'0 7'0 (2.10m x 2.10m)

FIRST FLOOR

Bedroom 3

9'0 x 11'0 (2.70m x 3.40m)

En suite

5'8 x 3'6 (1.70m x 1.10m)

Bedroom 2

12'2 x 13'2 (3.70m x 4.00m)

En suite

5'0 x 5'0 (1.50m x 1.50m)

Bedroom 1

L - shaped 19'0 x 15'4 maximum (5.80m x 4.70m)

En suite

5'0 x 10'4 (1.50m x 3.20m)

Bedroom 4

18'0 x 13'0 (5.50m x 4.00m)

En suite

3,6 x 5'0 (1.10m x 1.50m)

EXTERIOR

With a gravelled driveway to the front for multiple vehicles and additional parking space to the rear this property offers plenty of parking throughout. To the rear is a walled, low maintenance, patioed garden ideal for entertaining.

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

Services: Mains electricity and water and drainage, oil central heating and gas bottled, uPVC double glazing.

Finding the property: At the filter turning off the coast (you should see Morrisons Daily on your left), turn onto Route de Carteret. Drive up Route de Carteret and Whispering Sands is the 4th house on the left.

Perry's ref: CAT 8B3

what3words: divided.display.rang

TRP: 238



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