



Ivy Cottage

Les Dunes, Vazon, Castel

£4,500pm

LOCAL MARKET RENTAL

SOLE AGENT

Situated opposite the sandy Richmond and Vazon beaches this detached cottage offers spacious accommodation with ample parking and a south facing enclosed garden.

The interlinking lounge, dining room and kitchen enjoy views over the garden and agricultural fields beyond, whilst the 5 bedrooms are all doubles with the guest bedroom offering en suite facilities. A remarkably spacious property worthy of closer inspection.

School catchment: Castel Primary and La Mare de Carteret High.

Key facts



- A stones throw from Vazon Bay
- Attractive sea front Guernsey cottage
- Rural outlook to rear
- South facing garden and ample parking
- Regret no smokers, sharers, or pets

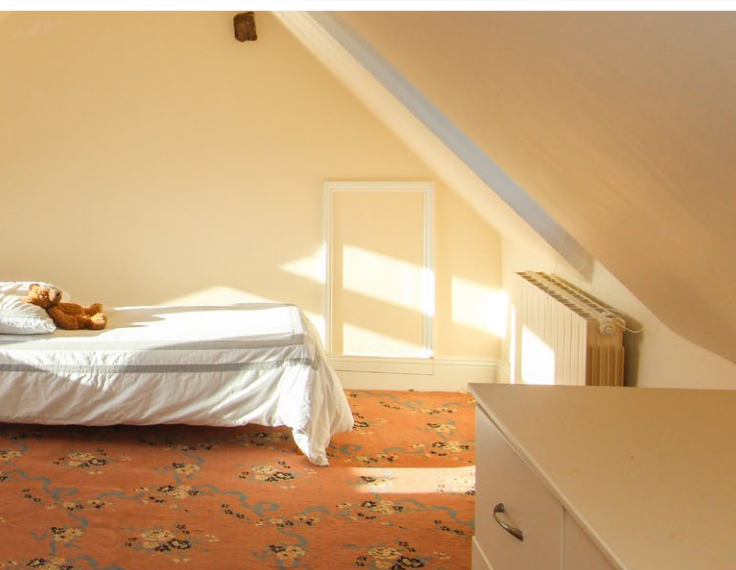
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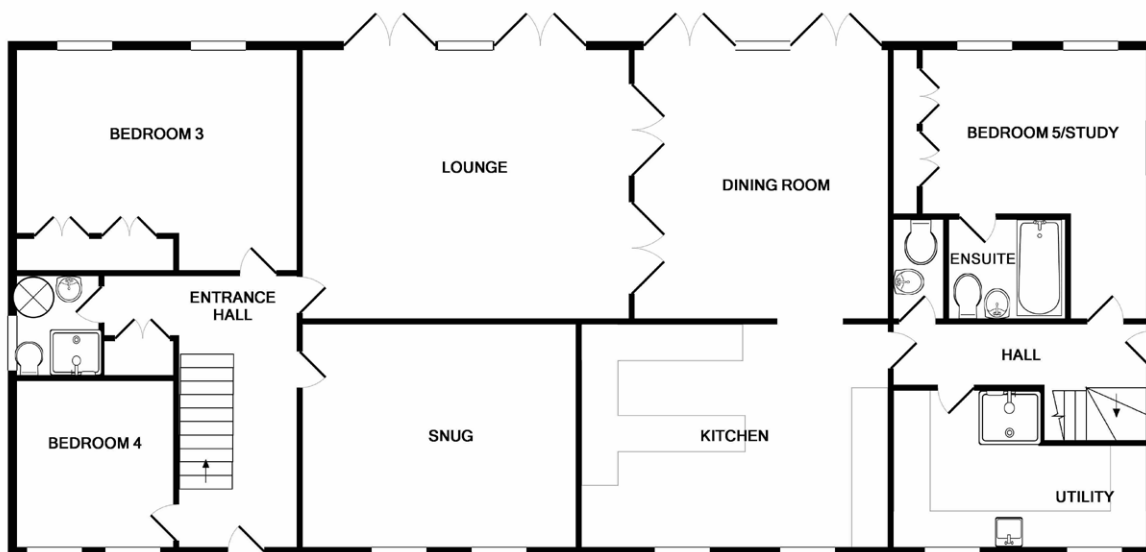
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GUERNSEY'S ESTATE AGENT







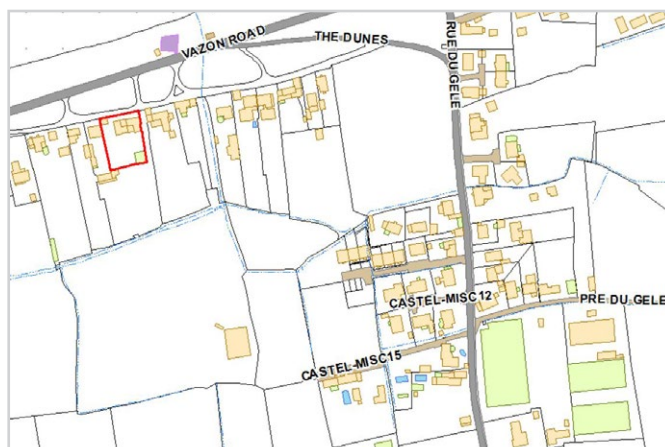
Floorplan



GROUND FLOOR



1ST FLOOR



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Entrance hall

15'6 x 6'7 (4.8m x 2m)

Staircase to first floor landing with understairs storage cupboard. Cupboard housing electric meters.

Snug

15' x 14' (4.6m x 4.3m)

Cast-iron multi-fuel stove set on granite hearth with original granite coins and furze oven set in red brick.

Bedroom 3

13' x 10'9 (4m x 3.3m)

Fitted furniture.

Inner hallway

5' narrowing to 2'8 x 10' narrowing to 3'8 (1.5m narrowing to 0.9m x 3.1m narrowing to 1.1m) (L-Shaped)

Fitted storage cupboards

Bedroom 4

15'8 x 11'5 (4.8m x 3.5m)

Fitted with a run of wardrobes.

Shower room

4'9 x 4'7 (1.4m x 1.5m)

Fitted with a three piece white suite comprising shower cubicle, basin and wc. Oil fired central heating boiler.

Lounge

18'4 x 15'7 (5.6m x 4.8m)

Dining room

15'3 x 14'3 (4.7m x 4.4m)

Side hall

18'3 x 3'7 (5.6m x 1.1m)

Staircase to first floor landing.

Kitchen

14'7 x 13' (4.5m x 4m)

Smartly fitted with a range of solid oak units with black granite worksurfaces incorporating 1½ bowl stainless steel sink. Tiled splashbacks, tiled flooring and vaulted ceiling with exposed beams.

APPLIANCES

- Aga
- Canon 6-ring gas hob with ovens below
- Hotpoint dishwasher
- American style Rangemaster fridge/freezer

Utility/shower room

14'7 x 7'3 (4.5m x 2.2m)

Smartly fitted with a range of solid oak units with wood effect worksurfaces incorporating a Belfast sink with silver chrome trim. Tiled splashbacks, built-in storage cupboards with underfloor manifolds. Built-in fully tiled shower cubicle.

APPLIANCES

- Miele washing machine
- Hotpoint tumble dryer

Bedroom 5

14'9 x 11'2 (4.5m x 3.4m)

Fitted furniture.

En suite bathroom

6'4 x 5'6 (1.9m x 1.7m)

Fitted three piece suite comprising bath with power shower over, basin and wc. Fully tiled floor and walls.

Separate wc

6'1 x 3' (1.8m x 0.9m)

Fitted two piece suite comprising basin and wc. Tiled flooring.

FIRST FLOOR

Landing

12'4 x 6' (3.8m x 1.8m)

Built-in storage cupboard housing OSO hot water cylinder.

Bedroom 1

17' narrowing to 12'3 x 13' (5.2m narrowing to 3.7m x 4m)

Walk-way through with dressing area on either side.

Bedroom 2

16'8 x 12' (5.1m x 3.7m)

Fitted storage drawers.

Bathroom

9'3 x 7'5 (2.8m x 2.3m)

Fitted three piece suite comprising bath, basin set in vanity unit and wc. Tiled walls.

Second first floor landing.

Storage cupboard.

Store room 1

18'7 x 7' (5.7m x 2.1m)

Undereaves storage

Store room 2

7'8 x 6'8 (2.4m x 2m)

CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill

EXTERIOR

The property is approached over a paved driveway providing parking for several cars, steps lead to the front paved area and up to the front door.

At the rear is a paved and lawned south facing garden measuring approximately 100' x 90' and enclosed by low wall with various shrubs and trees.

To one side of the driveway is a solid brick built:

Store 16'5 x 13'9 (5m x 4.2m) Electricity and water supply.

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

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

Perry's ref: 13 H3

TRP: 388 (281)

LEASE

Term: 2 year minimum

Rent: £4,500 per month

Deposit: Equivalent to 2 months' rent

Available: End of December 2025

Restrictions: Regret no smokers, sharers, or pets.

Additional costs: Electricity, Water, Telephone, Parish Occupiers/ Refuse Rates. TPR, Parish rates and house insurance.

Personal References: From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

Confirmation of affordability: We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

Proof of identity: Copy or sight of passport or drivers licence and last three months bank statements.

Housing licence (if applicable): Proof that a housing licence has been granted. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

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