



Cornerways

Rue de la Croute, St Pierre du Bois, GY7 9DY

£1,995,000

OPEN MARKET

This detached home enjoys lovely views from an elevated position out towards Lihou headland and is positioned on a tranquil lane in the desirable parish of St Pierre du Bois.

The ground floor accommodation comprises three bedrooms, served by two bath/shower rooms, together with a kitchen/breakfast room, conservatory, and a large living/dining room which opens out to a decked area enjoying the vista. The lower ground floor offers a snug, which could be used as an additional bedroom, and a further bedroom with en-suite bathroom.

Planning permission was previously granted to extend at first floor level and alter the ground floor, giving a discerning purchaser the opportunity to explore this route again, should they wish.

With ample parking, a garage, gardens, copse land and a meadow, viewing is highly recommended to appreciate all that Cornerways has to offer.

Key facts



- Detached family home in idyllic location
- Ample parking and garage
- Up to 5 bedrooms
- Large lounge opening onto an elevated terrace
- 1 vergee of agricultural copse land and meadow

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GUERNSEY'S ESTATE AGENT



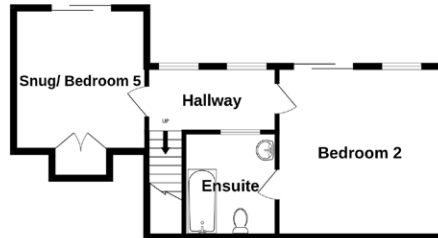




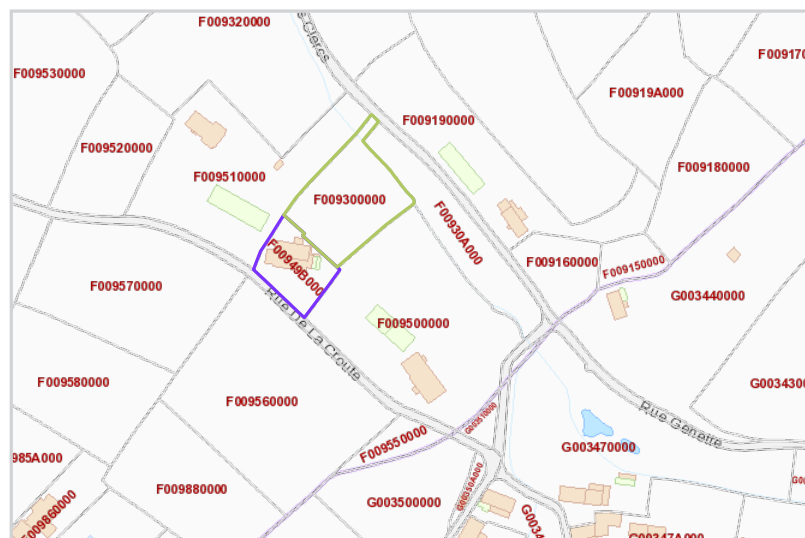
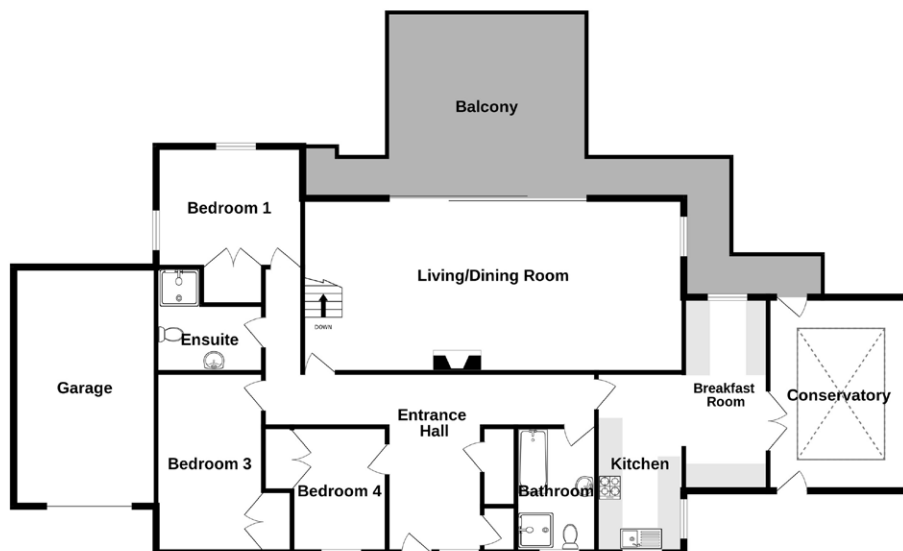




LOWER GROUND FLOOR



GROUND FLOOR



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GROUND FLOOR

Entrance hall

13' x 8' x 28' x 4'10 (4m x 2.4m x 8.5m x 1.5m)

Bathroom

10'1 x 6'6 (3.1m x 2m)

Kitchen

15'2 x 7'3 (4.6m x 2.2m)

APPLIANCES

- Neff hob
- Neff double oven
- Neff fridge
- Integrated freezer
- Bosch washing machine

Breakfast room

16'3 x 5'10 (4.9m x 1.8m)

Conservatory

16'8 x 11'4 (5m x 3.5m)

Living/dining room

32'6 x 14'4 (9.9m x 4.4m)

Bedroom 4

11' x 9'9 (3.4m x 3m)

Bedroom 3

13' x 12' (4m x 3.7m)

Bedroom 1

18'9 x 15' (5.7m x 4.6m)

Shower room

9' x 7'7 (2.7m x 2.3m)

Lower Ground Floor

Hallway

12'9 x 5' (3.9m x 1.5m)

Bedroom 2

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

En-suite

8' x 6'9 (2.4m x 2m)

Snug / bedroom 5

13' x 11'3 (4m x 3.4m)

Exterior

The property is approached off a tranquil lane onto an in-and-out driveway which provides parking for multiple vehicles. There is access to the;

Garage

17'6 x 9'7 (5.3m x 3m)

There is a side gate to the left of the property which leads down to the garden area and a decked area housing a summer house and jacuzzi. There are a further set of wooden steps to the other side of the property again, leading to the lawned garden. There

is a log store housing the oil tank. The garden area leads on to an area of agricultural land which winds down through the trees to a flat meadow area.

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

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

Perry's ref: 26 C2

what3words: remit.cropping.pearl

TRP: 348 + 33 Agricultural land

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