



The Barn

La Route Militaire, Vale GY3 5RT

£2,250pm

LOCAL MARKET RENTAL

SOLE AGENT

A beautifully presented barn conversion set in an off-road location.

The property offers two double bedrooms and two bathrooms, along with a striking loft-style first-floor living space that creates a bright, open atmosphere. Outside, there are gardens and private parking.

School catchment: Vale Primary School / St Sampsons High

Key facts



- Attractive barn conversion in a quiet off-road location
- Two bedrooms and two bathrooms
- Loft-style living space on the first floor
- Gardens and private parking
- Part furnished or unfurnished

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



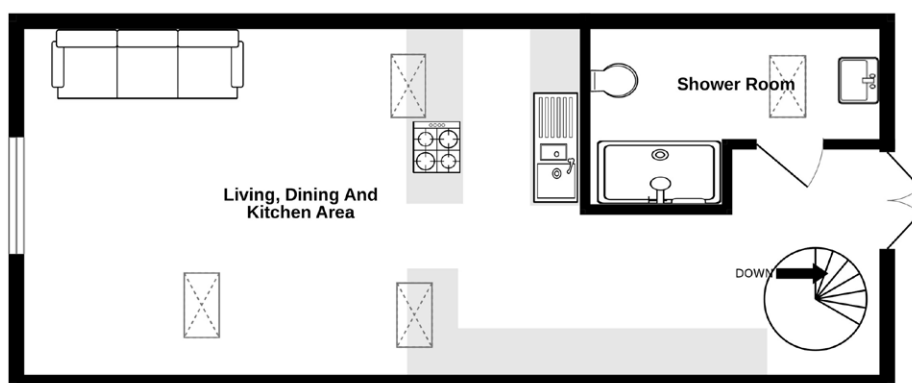
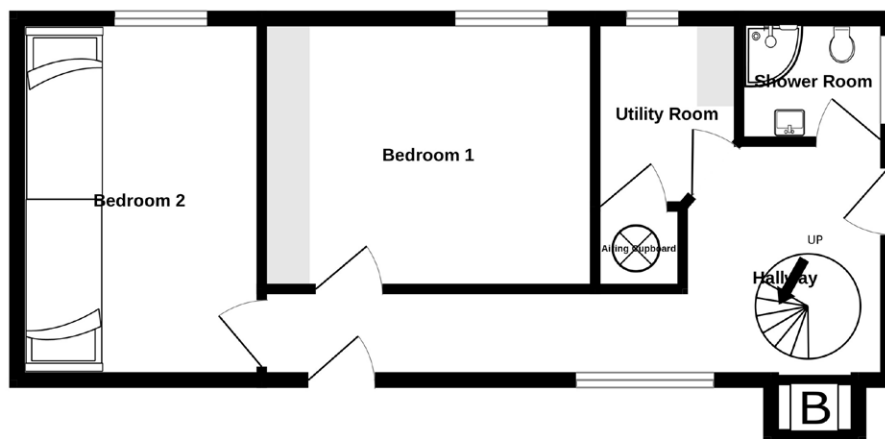
 **cooper
brouard**
GUERNSEY'S ESTATE AGENT







Floorplan



Mapping / Aerial Photography Copyright © States of Guernsey 2025

The Barn | £2,250pm

LOCAL MARKET RENTAL | **SOLE AGENT**

GROUND FLOOR

Entrance Hall

24'2 x 8'4 (7.37 m x 2.54 m)

Shower Room

5'8 x 4'8 (1.73 m x 1.42 m)

Utility

7'1 x 5'6 (2.16 m x 1.68 m)

Bedroom 1

12'5 x 10'2 (3.78 m x 3.10 m)

Bedroom 2

13'7 x 9'3 (4.14 m x 2.82 m)

FIRST FLOOR

Open plan Living, Dining and Kitchen area

33'6 x 13'8 (10.21 m x 4.17 m)

APPLIANCES

- Indesit Fridge
- Russell Hobs Fridge
- Hotpoint Freezer
- Neff Oven
- Indesit hob

Shower Room

11'3 x 7'2 (3.43 m x 2.18 m)

EXTERIOR

The barn is accessed via a gravel driveway, which also serves the adjoining commercial unit, and leads to your own private drive with parking for multiple vehicles. To the side, there is a large lawned garden with newly established hedges on two sides, forming an attractive boundary feature.

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

Services: Mains electricity, water and drainage. Oil central heating. uPVC double glazing.

Perry's ref: 10C1

what3words: gear.forks.biked

TRP: 89

LEASE

Term: 1 year minimum

Rent: £2,250

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers or sharers

Additional costs: Utilities bills ie electricity & telephone. Insurance on personal possessions.

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.

CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

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



These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.