



Les Merles Blancs

£945,000

3, Clos Des Quatre Saisons, La Rue De La Vallee, Torteval, GY8 0PW

LOCAL MARKET

SOLE AGENT

Built in 1991, this attractive detached chalet bungalow occupies a peaceful position within a small clos of just four homes, tucked away along a sheltered rural lane a short distance from Rocquaine Bay.

Recently modernised with upgraded plumbing, electrics, bathroom fittings, and new carpets the property offers generous, comfortable living spaces and a versatile layout.

The accommodation includes four bedrooms, three bathrooms, with a well-appointed principal bedroom featuring an en suite shower room and views towards Lihou Island.

The property enjoys pleasant gardens, a garage, and ample parking, all complemented by the stunning coastal and countryside walks right on your doorstep. This charming home combines convenience, comfort, and an enviable West Coast setting.

School catchment: La Houquette Primary /Les Beaucamps High School

Key facts



- Charming detached, cavity-built home
- 4 bedrooms, 3 bathrooms
- Superb sheltered West Coast location
- Garage and excellent parking
- Desirable clos of just four homes

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GUERNSEY'S ESTATE AGENT







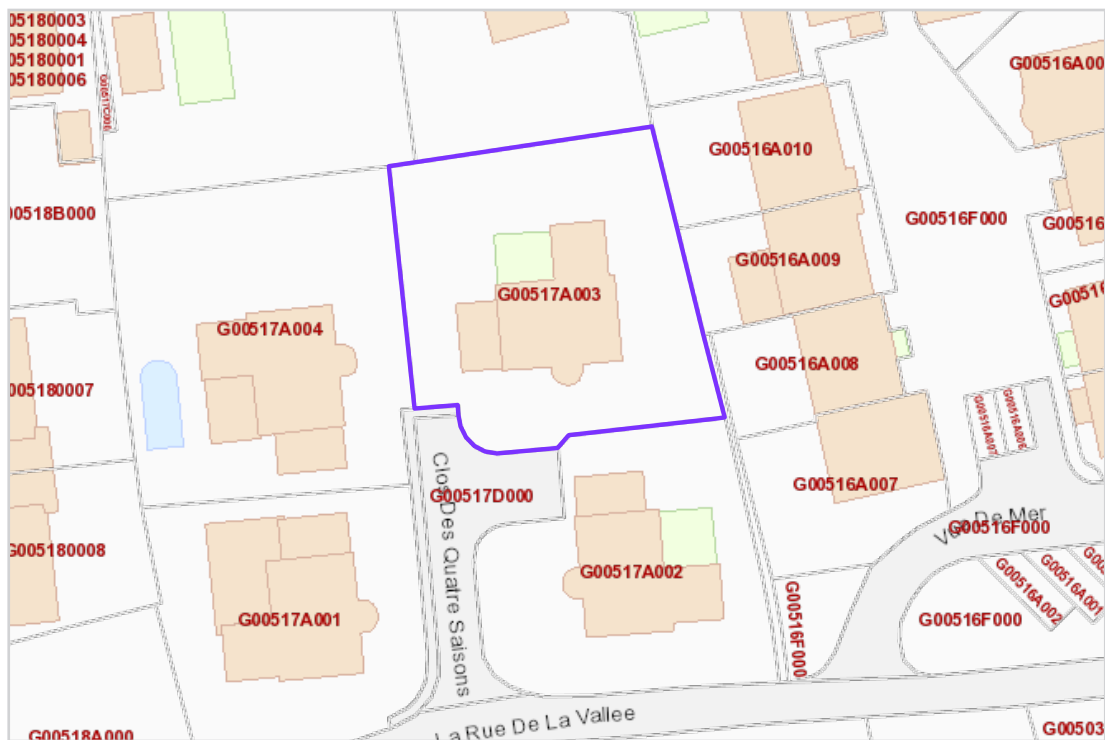


GROUND FLOOR



Floor plan of a four-bedroom house. The layout includes:

- Bedroom 1:** Located on the left side of the plan, featuring a large window, a door leading to the hallway, and an adjacent **Ensuite** bathroom.
- Bedroom 2:** Located at the top right of the plan, featuring a large window and a door leading to the hallway.
- Bedroom 4:** Located at the bottom right of the plan, featuring a window and a door leading to the hallway.
- Bathroom:** Located between Bedroom 2 and Bedroom 4, featuring a bathtub, toilet, and sink.
- Wardrobe:** A central wardrobe area connecting the bedrooms, with a door leading to the hallway.
- Hallway:** A central hallway with a staircase labeled **DOWN** leading to the ground floor.
- Entrance:** The main entrance is located at the bottom center of the plan, leading into the hallway.



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GROUND FLOOR

Entrance Hall

Lounge / Diner

23'0 x 19'6 (7.01m x 5.94m)

Conservatory

15'3 x 12'6 (4.65m x 3.81m)

Kitchen

12'2 x 13'0 (3.71m x 3.96m)

APPLIANCES

- Neff electric oven
- Extractor hood
- Hob
- Fridge
- Freezer
- Bosch dishwasher

Utility

4'7 x 6'0 (1.40m x 1.83m)

APPLIANCES

- Hotpoint washing machine

Bedroom 3

9'9 x 9'0 (2.97m x 2.74m)

Ensuite Shower room

FIRST FLOOR

Landing

Bedroom 1

15'7 x 14'0 (4.75m x 4.27m)

Ensuite shower room

9'9 x 9'6 (2.97m x 2.90m)

Bedroom 2

13'0 x 9'10 (3.96m x 3.00m)

Bathroom

Bedroom 4

8'4 x 7'8 (2.54m x 2.34m)

EXTERIOR

Approached off a quiet lane over a tarmac private road, shared with 3 other similar homes which leads to parking for 3 cars and an attached single garage. The good-sized plot is mainly laid to lawn which is enclosed by fencing and hedging on the boundaries.

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

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

Perry's ref: TOR 26A2

what3words: mailbag.winery.binding

TRP: 178

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