



# La Vieille Grange

Forest Road, Forest GY8 0AB

£885,000

LOCAL MARKET

SOLE AGENT

This large, detached, traditional house was renovated in the 1970's and offers spacious accommodation that now requires extensive refurbishment and upgrading of fixtures and fittings to reach its full potential.

An excellent opportunity to create a beautiful character home with generous gardens and ample parking in the upper parishes.

School catchment: Forest Primary / Les Beaucamps

## Key facts



- Charming, detached house with character features
- Requires full renovation, offering huge potential
- Ideal opportunity to create a beautiful family home
- Generous gardens and parking

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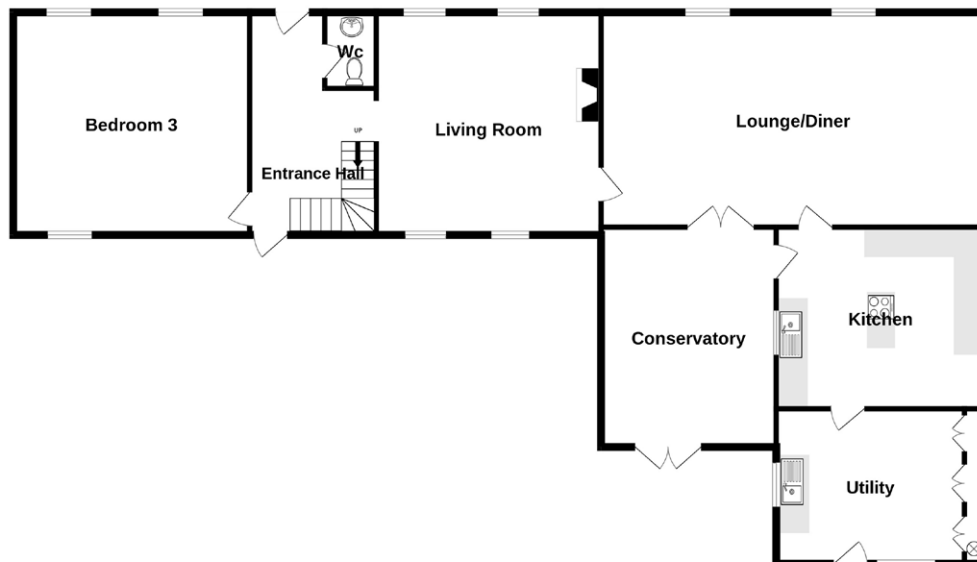




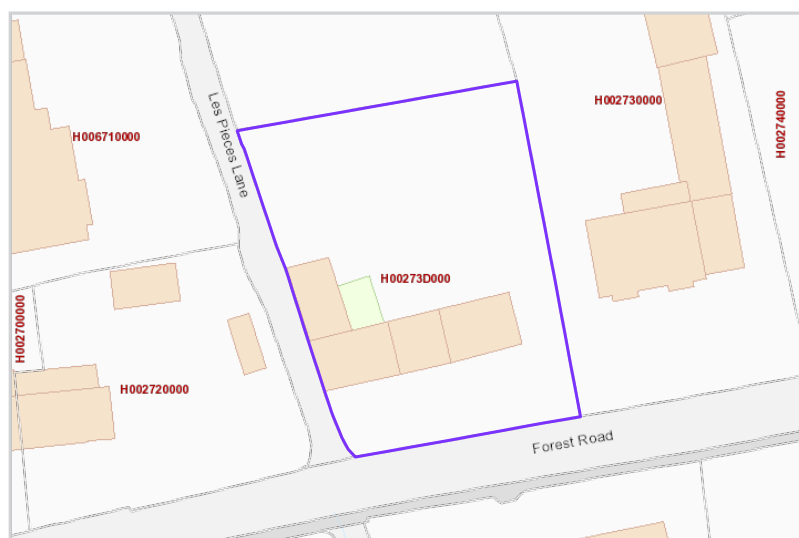
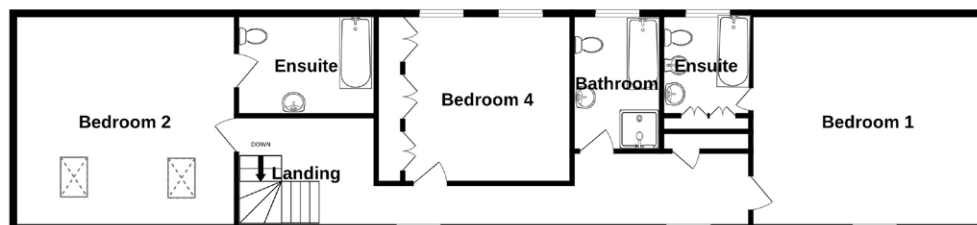


## Floorplan

### GROUND FLOOR



### 1ST FLOOR



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## Ground Floor

### Entrance Hall

16'6 x 9'4 (5.03m x 2.84m)

### Living Room

17'0 x 16'9 (5.18m x 5.11m)

### Lounge/Diner

28'2 x 16'1 (8.59m x 4.90m)

### Conservatory

18'5 x 12'2 (5.61m x 3.71m)

### Kitchen

16'4 x 13'5 (4.98m x 4.09m)

#### APPLIANCES

- Hotpoint dishwasher
- Neff fridge
- Neff oven
- Neff hob and extractor

### Utility

11'9 x 11'7 (3.58m x 3.53m)

#### APPLIANCES

- Hotpoint freezer

### Bedroom 3

17'9 x 16'8 (5.41m x 5.08m)

## FIRST FLOOR

### Landing

### Bedroom 1

17'6 x 14'9 (5.33m x 4.50m)

### En-suite

10'4 x 6'8 (3.15m x 2.03m)

### Bathroom

12'6 x 7'0 (3.81m x 2.13m)

### Bedroom 4

14'6 x 12'9 (4.42m x 3.89m)

### Bedroom 2

16'8 x 16'8 (5.08m x 5.08m)

### Ensuite

9'0 x 7'8 (2.74m x 2.34m)

## EXTERIOR

Driveways to the property lead from the main Forest road to the rear of the property and from Les Pieces Lane. NB. the vendors intend to retain a right of way over the second of these driveways to the field at the rear of the property.

Grassed front garden with mature trees and shrubs. Driveway and parking for several vehicles to the rear of the property, along with two tier enclosed garden and small greenhouse.

The whole site amounts to approximately 30 perch (0.3 of an acre)

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

**Services:** Mains electricity and water, cesspit drainage, oil central heating, double and single glazing, conservatory is double glazed aluminium.

**Finding the property:** Driving along Forest Road with Forest Road Garage on your right, continue straight ahead. Take the first lane on your right, which is Les Pieces Lane, the property is the first on the right.

**Perry's ref:** FST 29F2

**what3words:** pile.contractions.rattle

**TRP:** 327

## CONTACT OUR LOCAL MARKET TEAM



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