



Peebles

Rue des Bailleuls, St Andrew, GY6 8XB

£1,295,000

LOCAL MARKET

SOLE AGENT

Delightful detached 1800s cottage with extensive living space and one-bedroom wing.

Tucked away in a quiet lane, this detached cottage dates back to the 1800s and has been lovingly extended and modernised over the last 36 years by its current owners. The property offers generous and flexible living space, with a spacious open plan kitchen/diner and living room on the ground floor and a large lounge on first floor. There are three well-proportioned bedrooms, two of which are ensuite and a separate shower room, providing ample space for family living or entertaining. A stylish, one-bedroom self-contained wing to one side offers additional flexibility—ideal for guests, extended family, or potential rental income.

Bifold doors open onto a large west facing patio and garden, perfect for indoor-outdoor living. To the side, there is ample private parking, adding to the convenience of this lovely home.

School catchment: Forest Primary School / Les Beaucamps High School

Key facts



- Surprisingly deceptive family home
- Offering 3 beds and 3 bathrooms in the main house
- 1 bedroom wing
- Ample parking
- Garden and patio area
- Extensively renovated and extended

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

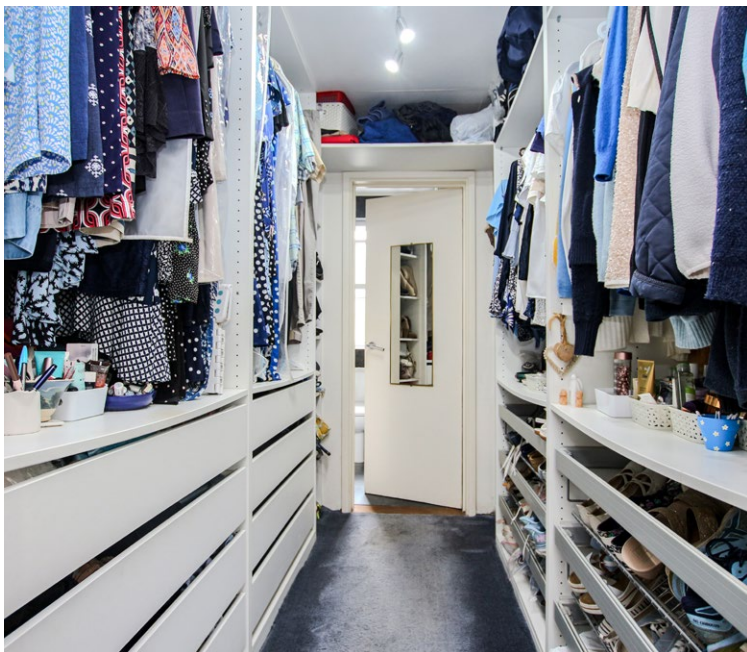


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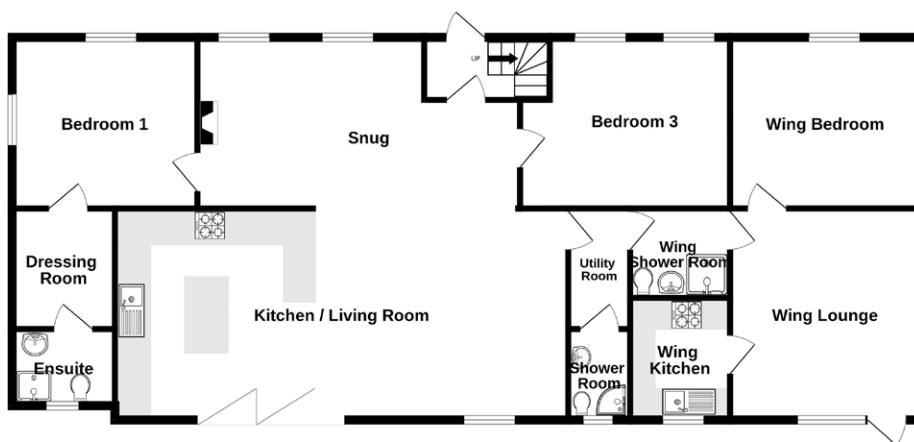




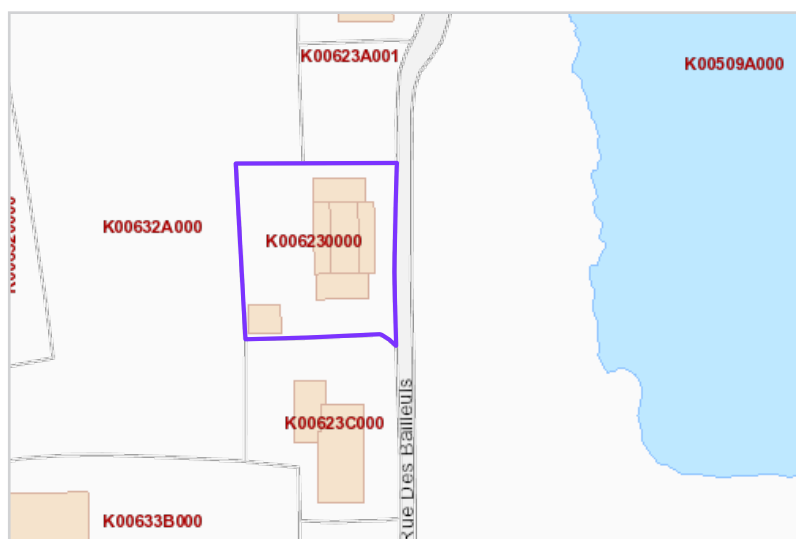
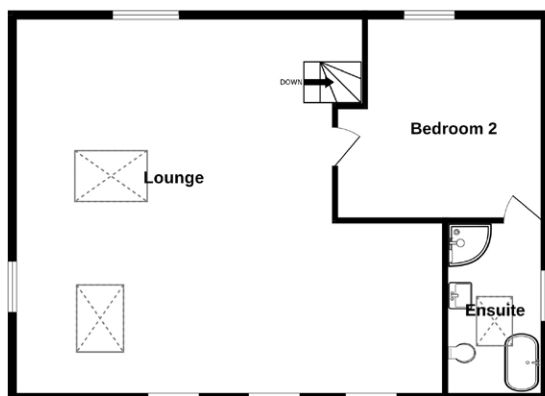


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance lobby

8'1 x 4'2 (2.5m x 1.3m)

Snug

21' x 14'7 (6.4m x 4.5m)

Kitchen/ breakfast room

30'9 x 13'7 (9.4m x 4.2m)

APPLIANCES

- Hotpoint double oven
- Hotpoint hob with extractor over
- Hotpoint dishwasher
- Hisense fridge freezer.

Bedroom 1

12' x 11'11 (3.7m x 3.7m)

Dressing room

7'10 x 6'9 (2.4m x 2m)

En-suite

6'9 x 5'11 (2m x 1.8m)

Bedroom 3

13'7 x 11'9 (4.2m x 3.6m)

Utility room

7'6 x 5' (2.3m x 1.5m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

Shower room

5'8 x 5'1 (1.7m x 1.6m)

Wing lounge

14'4 x 12'5 (4.4m x 3.8m)

Wing bedroom

12'4 x 11'9 (3.8m x 3.6m)

Wing shower room

6'6 x 5'11 (2m x 1.8m)

Wing kitchen

6'6 x 5'8 (2m x 1.7m)

APPLIANCES

- Hotpoint cooker
- Indesit fridge freezer

FIRST FLOOR

Bedroom 2

13'3 x 11'6 (4.1m x 3.5m)

En-suite

11'5 x 7'6 (3.5m x 2.3m)

Lounge

28'8 max x 26'10 max (8.8m max x 8.2m max)

EXTERIOR

The property is approached off the lane onto a brick paved parking area providing parking for multiple vehicles. To the rear is a manicured garden laid to lawn with a patio seating area accessed directly off the kitchen breakfast room. There is a large outbuilding in the garden which could work well as a home office space or hobby room.

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

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

Perry's ref: 23 H4

what3words: seesaw.adventurous.lunch

TRP: 282

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



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

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

