



# L'Oeil du Bois

£895,000

Rue des Marais, St. Pierre du Bois GY7 9LD

LOCAL MARKET

A wonderful family home located in the idyllic lanes of St. Pierre du Bois, just 200 meters from the beach and boasting sea views at first floor level.

Well presented throughout, the property offers scope to extend (subject to permissions). Accommodation includes three bedrooms, a bathroom, separate WC, modern kitchen, utility room, dining room, lounge, and conservatory.

There is ample parking to the front of the property plus a garage and a superb garden to the rear which is laid to lawn and houses a greenhouse plus designated alfresco dining area.

Please note – the sale of this property will be subject to Royal Court Approval.

School catchment: La Houquette Primary School / Les Beaucamps High School

## Key facts



- Idyllic location with fantastic sea views
- Scope to extend subject to permissions
- Three bedrooms
- Ample parking and garage
- Large plot

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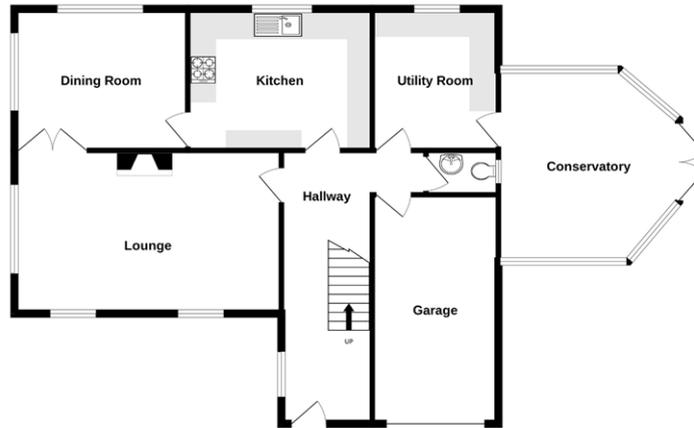




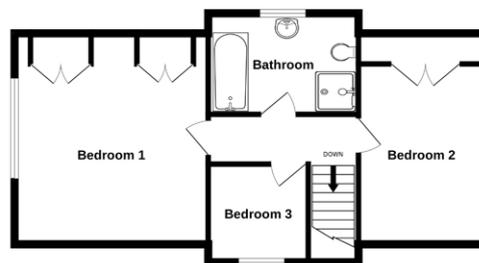


# Floorplan

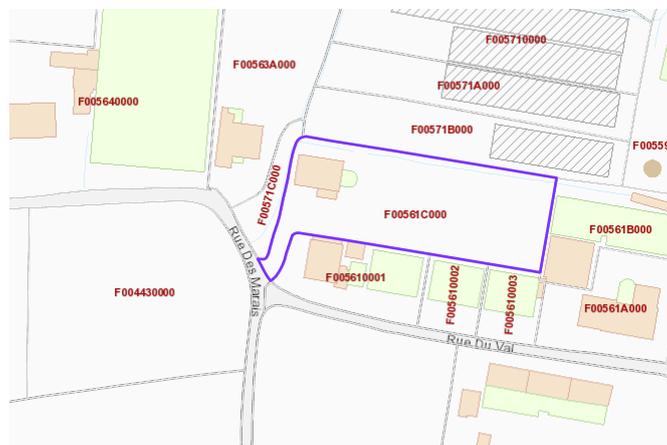
GROUND FLOOR



1ST FLOOR



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## GROUND FLOOR

### Entrance hall

19'6 x 5'7 (5.9m x 1.7m)

### Lounge

19'10 x 11'11 (6m x 3.7m)

### Dining room

12'6 x 10'3 (3.8m x 3.1m)

### Kitchen

13'4 x 10'3 (4.1m x 3.1m)

#### APPLIANCES

- Hotpoint freezer
- Bosch oven and hob
- Extractor fan
- Bosch dishwasher
- Bosch fridge
- Neff microwave

### Utility

9'6 x 9'1 (2.9m x 2.8m)

### WC

5'5 x 2'11 (1.7m x 0.9m)

### Conservatory

14' x 13' (4.3m x 4m)

### Garage

16'10 x 8'11 (5.1m x 2.7m)

## FIRST FLOOR

### Landing

10'10 x 3'5 (3.3m x 1m)

### Bedroom 2

13' x 9' (4m x 2.7m)

### Bathroom

10'9 x 5'5 (3.3m x 1.7m)

### Bedroom 3

9'6 x 8'3 (2.9m x 2.5m)

### Bedroom 1

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

## EXTERIOR

The property is approached off the lane onto a tarmac driveway providing space for multiple vehicles and access to the single garage. There are walkways down each side of the property to the large garden which is laid to lawn and benefits from a greenhouse and allocated patio area to enjoy alfresco dining.

**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:** 20 C2

**what3words:** flexes.confessed.orchids

**TRP:** 174

## CONTACT OUR LOCAL MARKET TEAM



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