



Le Petit Courtil

Rue de la Neuve Maison, St Saviour, GY7 9TG

£925,000

LOCAL MARKET

SOLE AGENT

This 1970's cavity built bungalow sits on a good size plot in a tranquil St Saviours lane and offers an ideal opportunity for someone to acquire a spacious family home with the opportunity to modernise and extend, subject to the relevant permissions

The accommodation offers three bedrooms, bathroom with separate w.c, a spacious lounge and kitchen diner, externally there is a versatile attached office space and conservatory. There is ample parking to the side and rear of the property and lovely mature gardens that lead to the large multi-span aluminium greenhouse.

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

Key facts



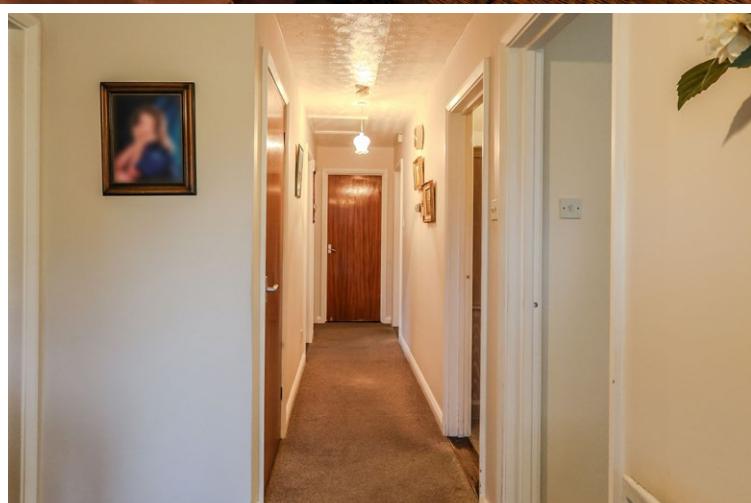
- Detached 1970's bungalow
- Sizeable plot incorporating large aluminium green house
- 3 bedrooms
- Ample parking
- Opportunity to modernise and upgrade

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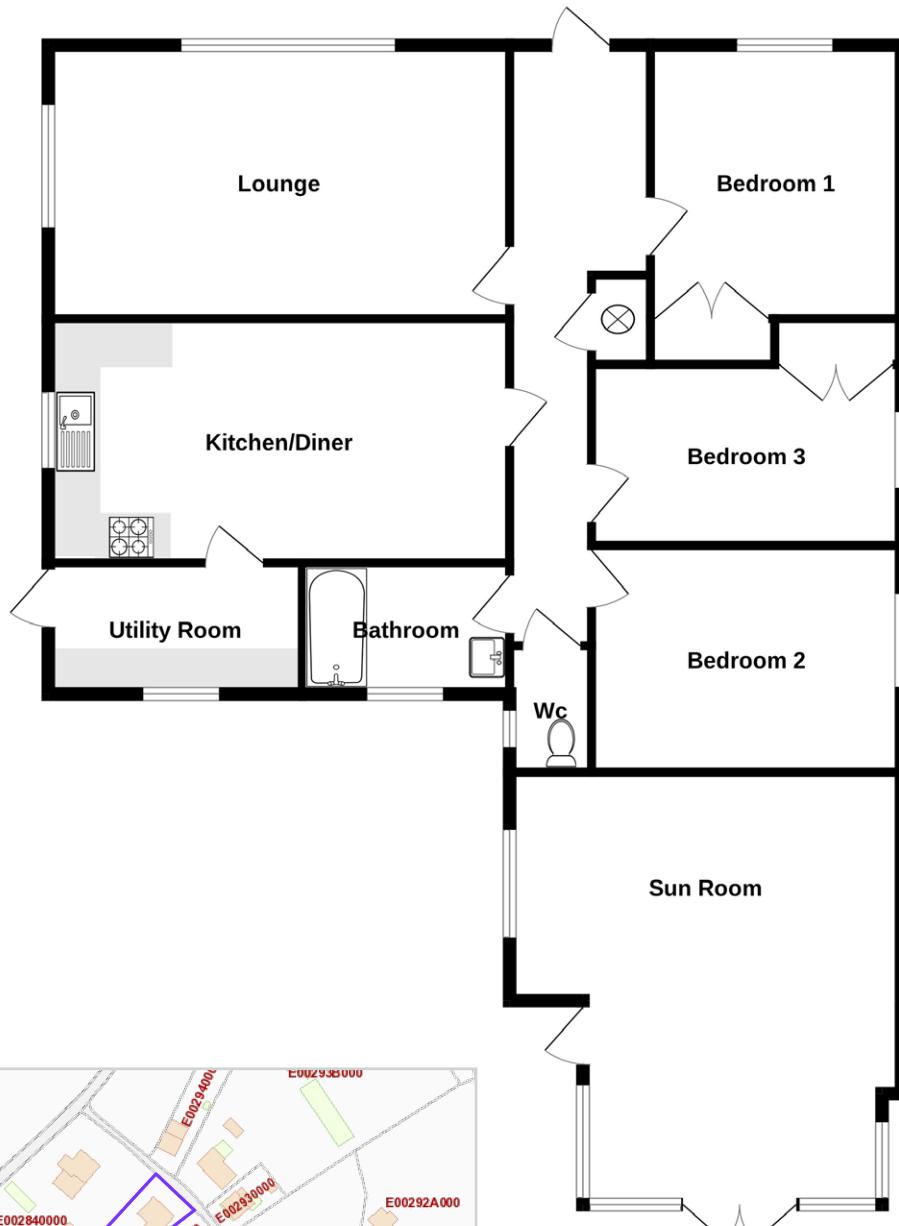






Floorplan

GROUND FLOOR



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GROUND FLOOR

Entrance hall

27' x 6'1 max (8.2m x 1.9m max)

Lounge

20' x 11'10 (6m x 3.6m)

Kitchen/diner

19'11 x 10'7 (6m x 3.3m)

APPLIANCES

- Hotpoint oven
- Hotpoint hob & extractor fan
- Integrated fridge

Utility

10'10 x 5'11 (3.3m x 1.8m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- Bosch freezer
- Hotpoint dishwasher

Bathroom

8'5 x 5'9 (2.6m x 1.8m)

WC

5'6 x 3'4 (1.7m x 1m)

Bedroom 1

13'5 x 10'11 (4.1m x 3.4m)

Bedroom 3

14'2 x 7'10 (4.3m x 2.4m)

Bedroom 2

11'5 x 8'10 (3.5m x 2.7m)

Sun room

13'1 x 8'10 (4.2m x 2.7m)

Office

18'1 x 9'1 (5.5m x 2.8m)

EXTERIOR

The property is approached from the road on to the tarmac driveway which leads around to the back of the house and provides ample parking. At the rear is a mature garden mainly laid to lawn with a track to one side which leads to the greenhouse, at the front of the property is a further garden area laid to lawn and surrounded with mature shrubs and hedging.

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

Services: Mains electricity and water, borehole water for the greenhouse (as well as mains water), cesspit drainage, oil fired central heating, uPVC double glazing.

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CONTACT OUR LOCAL MARKET TEAM



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