



Saqqara

Hougue du Moulin, Vale GY3 5NG

£1,295,000

LOCAL MARKET

SOLE AGENT

Tucked away on a quiet lane opposite Vale Mill, this substantial home enjoys an elevated position with panoramic east coast views across to the neighbouring Islands. Originally constructed in the 50's and extended during the 70's, this property offers flexible accommodation.

The main house comprises two bedrooms with separate study serviced by two bath/shower rooms together with a kitchen, utility, separate WC, dining room and lounge with glazed doors leading onto a sizeable balcony where the panoramic views can be most appreciated.

Connected to the main home is a further two-bedroom wing with kitchen, lounge, bathroom and sunroom where once again the views can be enjoyed – well suited to a dependant family member.

Externally Saqqara benefits from parking, a double garage, mature gardens, and heated swimming pool.

School catchment: Vale Primary School / St Sampson's High School

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Key facts

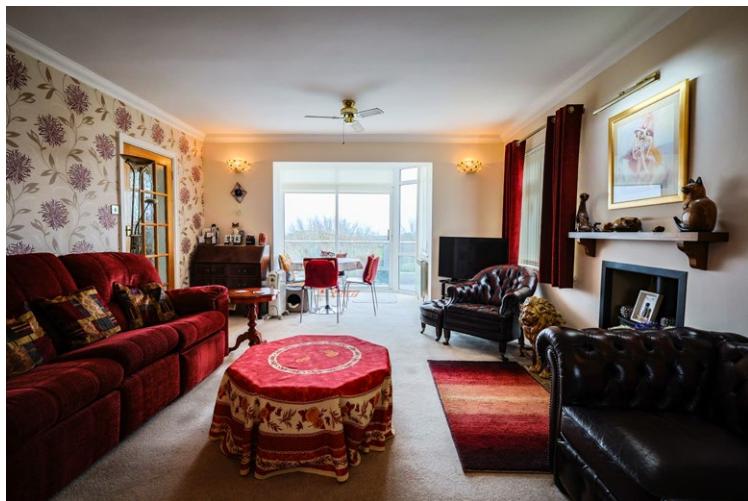


- Elevated detached home with panoramic sea views
- Flexible accommodation with main house plus wing
- Four bedrooms, multiple reception rooms
- Ample parking, double garage, private garden with heated swimming pool
- Quiet lane near Vale Mill



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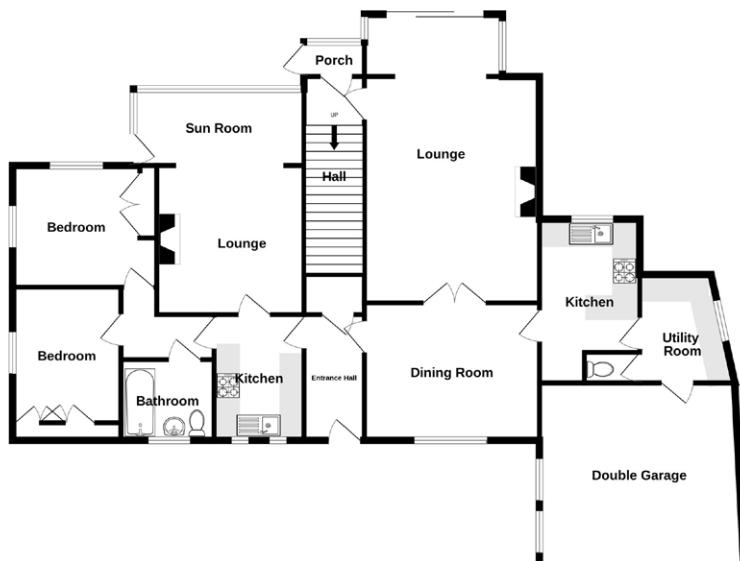
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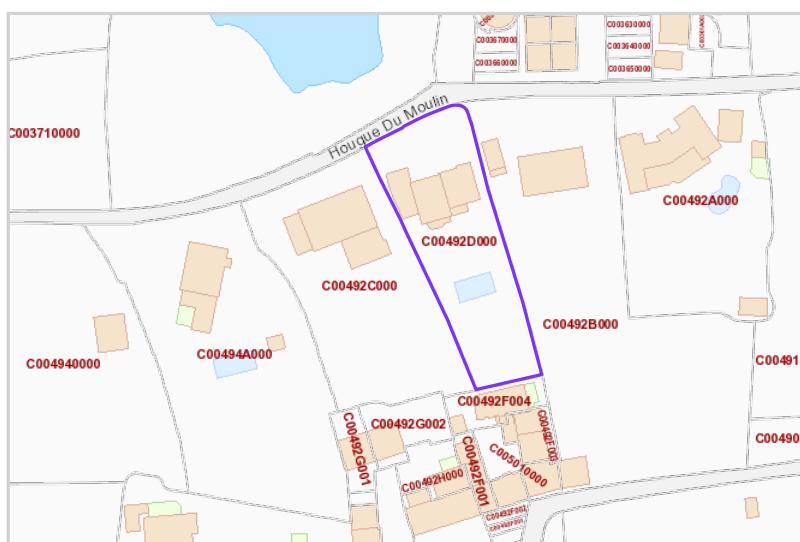
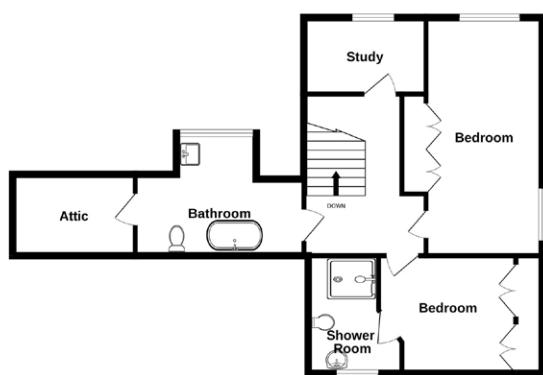


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

9'1 x 4' (2.8m x 1.2m)

Dining room

13'10 x 10'10 (4.2m x 3.3m)

Lounge

17'10 x 13'11 (5.4m x 4.3m)

Kitchen

13'1 x 7'6 (4m x 2.3m)

APPLIANCES

- Samsung fridge/freezer
- Zanussi oven
- Zanussi hob and extractor fan
- Zanussi dishwasher

WC

4'5 x 2'5 (1.4m x 0.8m)

Utility

8'7 x 5'7 (2.7m x 1.7m)

APPLIANCES

- Hotpoint washing machine

Rear porch

3'6 x 2'10 (1.1m x 0.9m)

Wing kitchen

10' x 7'2 (3.1m x 2.2m)

APPLIANCES

- Whirlpool hob
- Belling extractor
- Belling oven
- Undercounter fridge

Wing lounge

11'11 x 11'8 (3.7m x 3.6m)

Sunroom

13'5 x 6'1 (4.1m x 1.9m)

Inner hallway

6'11 x 3'7 (2.1m x 1.1m)

Wing bathroom

6'10 x 5'10 (2.1m x 1.8m)

Wing bedroom 1

11'10 x 11'9 (3.6m x 3.6m)

Wing bedroom 2

10'11 x 8'5 (3.4m x 2.6m)

FIRST FLOOR

Landing

12'4 x 6'2 (3.8 x 1.9m)

Bedroom 1

19'8 x 9'1 (6m x 2.8m)

Bedroom 2

10'11 max x 8'11
(3.4m max x 2.7m)

Shower room

9'9 x 7'3 (3m x 2.2m)

Study

9'1 x 6' (2.8m x 1.8m)

Bathroom

9' x 5'9 (2.7m x 1.8m)

EXTERIOR

To the front of the property is a good size parking area laid to tarmac and gravel. There is access to the;

Double garage

15'7 x 14'5 (4.7m x 4.4m)

APPLIANCES

- Hotpoint tumble dryer
- Beko fridge freezer

To the rear is a tiered garden complete with patio area perfect for alfresco dining, swimming pool, shed, domestic green house and a further wooden shed housing pool equipment.

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating, electric under floor in the

kitchen & both upstairs bathrooms in the main house, solar matting heats the swimming pool alongside a separate oil boiler, uPVC double glazing.

Perry's ref: 7 F5

what3words: pursuing. brightly.spots

TRP: 251 (289 with swimming pool)

CONTACT OUR LOCAL MARKET TEAM



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