



# Pres du Val

Les Rebouquets, Forest, GY8 0AF

## £1,175,000

LOCAL MARKET

SOLE AGENT

This detached period home sits prominently on a quiet lane in the desirable parish of Forest, just above Petit Bot valley and within a short distance from the amenities of St Martin's.

The accommodation currently comprises three bedrooms, multiple reception rooms, a kitchen and bathroom and is further complemented by ample parking on an in and out driveway, garage and established gardens.

A real highlight is the adjoining agricultural field which measures 6 vergee and 3.64 perch (2.4 acres) which further houses a former packing shed.

Subject to relevant permissions, the site presents an exciting opportunity for refurbishment or redevelopment, and early viewing is highly recommended.

School catchment: St Martin's Primary School / Les Beaucamps High School

### Key facts



- Detached family home
- Adjoining 2.4 acre agricultural field
- Ample parking & garage
- Convenient yet rural location
- Huge potential subject to relevant permissions

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



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GUERNSEY'S ESTATE AGENT

















## GROUND FLOOR

### Entrance lobby

13'1 x 1'11 (4m x 0.4m)

### Entrance hall

12'9 x 5'8 (3.9m x 1.7m)

### Sitting room

12'9 x 11'3 (3.9m x 3.4m)

### Dining room

16'4 x 12'9 (5m x 3.9m)

### Kitchen

11'3 x 10'11 (3.4m x 3.4m)

#### APPLIANCES

- Hotpoint oven & 4 ring hob
- Beko fridge freezer

### Pantry

3'10 x 3'5 (1.2m x 1m)

### Drawing room

16'6 x 10'4 (5m x 3.2m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'9 x 12'2 (3.9m x 3.7m)

### Bedroom 2

17'6 x 10'6 (5.3m x 3.2m)

### Bedroom 3

12'9 x 11'11 (3.9m x 3.4m)

### Bathroom

11'2 (max) x 6'8 (max) (3.4m max x 2m max)

### WC

6'8 x 3'10 (2m x 1.2m)

## EXTERNAL

### Garden store

13'6 x 8'6 (4.1m x 2.6m)

#### APPLIANCES

- Samsung washing machine
- Hotpoint tumble dryer
- LEC fridge freezer
- Hotpoint freezer

### Garage

21' x 11' (6.4m x 3.4m)

The property is approached off the lane over an in and out driveway which leads to the rear of the property and the garage. The property is surrounded by mature gardens and to the rear is a large agricultural field measuring 6 vergee and 3.64 perch with a dilapidated corrugated iron former packing shed (The field has been restricted to grazing only). There is a well by the back door of the property.

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

**Services:** Mains electricity and water, cesspit drainage, mains gas fired central heating, part timber single glazed windows part uPVC double glazing.

**Perry's ref:** 29 G2

**what3words:** practical.unconfirmed.motive

**TRP:** 238

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah