



No. 3 La Roussailerie Farm

£645,000

La Ramee, St Peter Port, GY1 2EP

LOCAL MARKET

SOLE AGENT

Beautifully presented barn conversion forming part of a small development completed in 2008, conveniently located on the outskirts of St Peter Port.

The accommodation is laid out over 3 floors with a newly fitted kitchen with open plan living and w.c on the ground floor, primary bedroom and 4 piece ensuite on the first floor and further bedroom with ensuite shower room on the second floor.

Externally there is a private west facing courtyard garden ideally situated for alfresco entertaining and 2 parking spaces.

Key facts



- Semi-detached barn conversion
- Newly fitted kitchen
- 2 double bedrooms both ensuite
- Conveniently located on the outskirts of town
- Enclosed west facing patio garden
- Parking for two cars

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



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GUERNSEY'S ESTATE AGENT



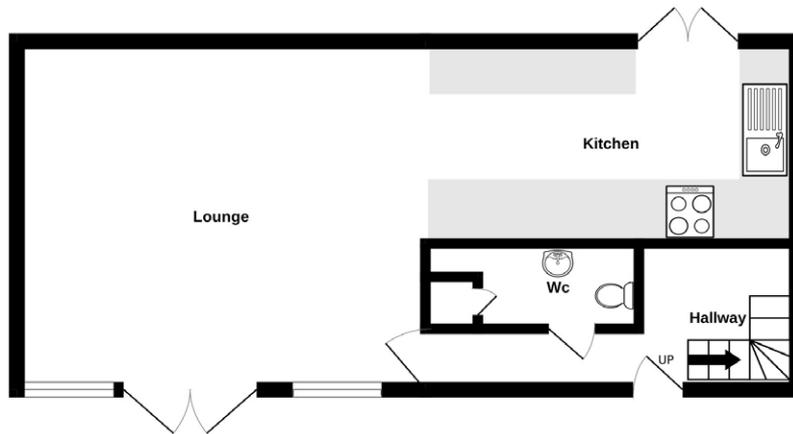






Floorplan

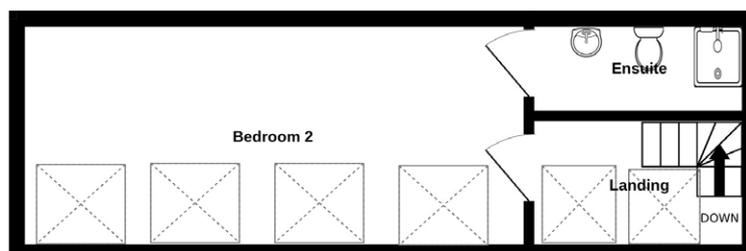
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GROUND FLOOR

Entrance hall

10' x 4'2 (3.1m x 1.3m)

Separate WC

5'4 x 2'6 (1.6m x 0.8m)

Lounge

15' x 14'6 (4.5m x 4.5m)

Kitchen

13'9 x 7'6 (4.2m x 2.3m)

APPLIANCES

- Neff hob
- Neff extractor
- Neff oven
- Neff fridge
- Neff freezer
- Neff dishwasher
- Neff washer/dryer
- AEG wine fridge

FIRST FLOOR

Landing

7'5 x 6'7 (2.3m x 2m)

Bedroom 1

18' x 15'6 (5.5m x 4.7m)

Ensuite bathroom

10' x 7'4 (3.1m x 2.2m)

SECOND FLOOR

Landing

5' x 2'9 (1.5m x 0.8m)

Bedroom 2

18'10 x 10'2 (5.7m x 3.1m)

Ensuite shower room

7'6 x 3'7 (2.3m x 1.1m)

EXTERIOR

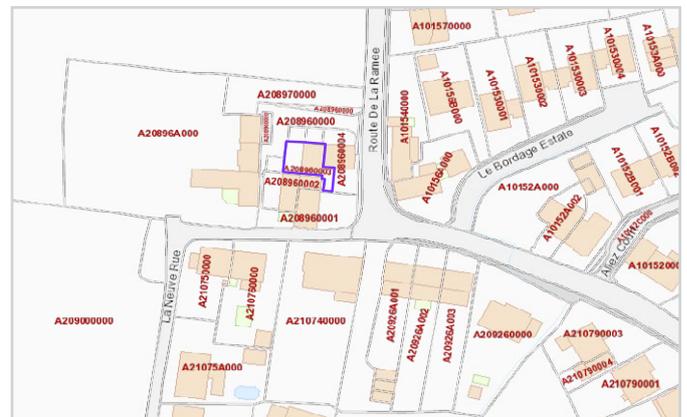
The property is approached from the road onto the tarmac driveway which is shared by just 3 other units and leads to the 2 parking spaces. There is a gate leading into the enclosed west facing patio.

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

Services: Mains electricity and water and cesspit drainage, underfloor gas central heating, uPVC double glazing.

what3words: labs.carries.quacking

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CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah