



Branscombe

Les Rocquettes, St Peter Port, GY1 1XR

£895,000

LOCAL MARKET

SOLE AGENT

This terraced traditional town home offers surprisingly deceptive accommodation alongside a large garden plus parking for 3, all within a short distance from the main St Peter Port amenities.

The accommodation spans three floors and comprises 5 bedrooms serviced by two bath/shower rooms, a lounge plus separate snug, a large kitchen/diner – a true hub of the home – as well as a walk-in wardrobe and a large walk-in loft space on the second floor.

An excellent property for a large family, viewing is recommended to appreciate the space on offer.

School catchment: Vauvert Primary School / Les Varendes High School

Key facts



- Parking for three vehicles
- Five-bedroom house
- Private rear garden
- Large open plan kitchen/diner
- Recently renovated flat roofs

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GUERNSEY'S ESTATE AGENT









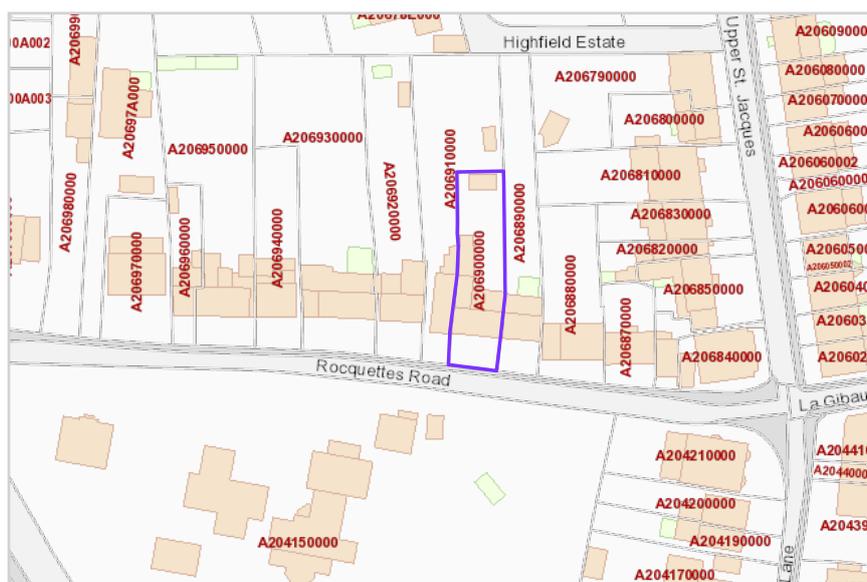
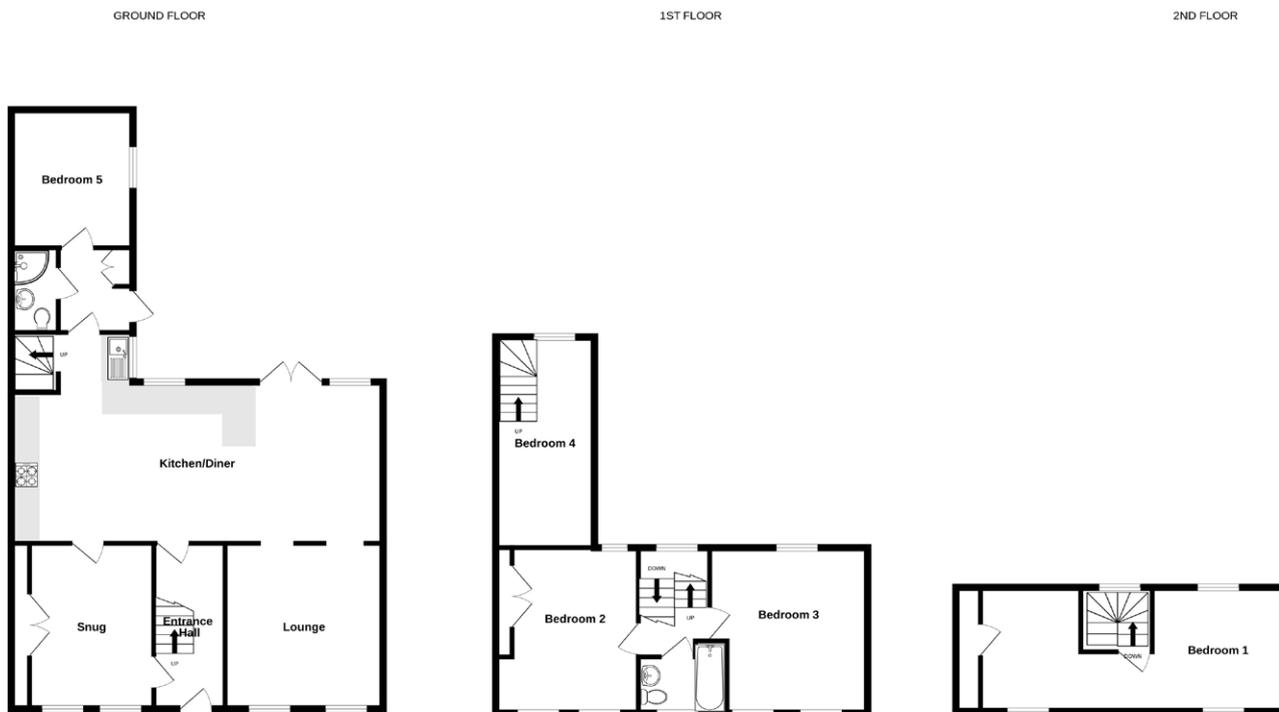








Floorplan



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GROUND FLOOR

Entrance Hall

15' x 5'3 (4.6m x 1.6m)

Snug

13'4 x 11'5 (4.1m x 3.5m)

Lounge

13'3 x 12'7 (4.1m x 3.9m)

Kitchen/diner

30'7 x 12'9 (9.3m x 3.9m)

APPLIANCES

- Range style oven with gas hob
- Dishwasher
- Fridge freezer

Rear lobby/ utility

8' x 3'2 (2.4m x 1m)

APPLIANCES

- Washing machine
- Tumble dryer

Shower room

7'3 x 3'2 (2.2m x 1m)

Bedroom 5

11' x 9' (3.4m x 2.7m)

FIRST FLOOR

Landing

9'9 x 5'5 (3m x 1.7m)

Bedroom 2

13'6 x 10'5 (4.1m x 3.2m)

Bathroom

8'4 x 3'6 (2.6m x 1.1m)

Bedroom 3

12'5 max x 13'6 (3.8m max x 4.1m)

Bedroom 4

18'4 x 8'9 (5.6m x 2.7m)

SECOND FLOOR

Walk in wardrobe and large walk-in loft space.

Bedroom 1

24'3 x 9'4 (7.4m x 2.9m)

EXTERIOR

Approached from the road with a paved driveway for three vehicles the property enjoys a low maintenance front garden.

To the rear, there is a generous gravelled seating area, an outdoor shed and wonderful lawned gardens hosting a variety of mature shrubs and trees.

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

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

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CONTACT OUR LOCAL MARKET TEAM



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