



1, Les Nouettes Cottages

£639,000

Route de Farras, Forest, GY8 0DY

LOCAL MARKET

SOLE AGENT

A charming semi-detached cottage offering well-presented accommodation with generous living spaces with high ceilings.

Renovated approximately 20 years ago, the property features a spacious lounge, a smart kitchen/diner, and three bedrooms including a ground floor double.

Set back from the road, it enjoys excellent parking and a highly versatile outbuilding incorporating a large garage, utility/store, WC and further storage. Conveniently located close to Forest amenities, this is an appealing home with plenty of practical space.

School catchment: Forest Primary School / Les Beaucamps High School

Key facts



- Charming semi-detached cottage
- Well presented throughout
- Three bedrooms
- Ample parking and large garage and storage
- Convenient location near to Forest parish amenities

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GUERNSEY'S ESTATE AGENT





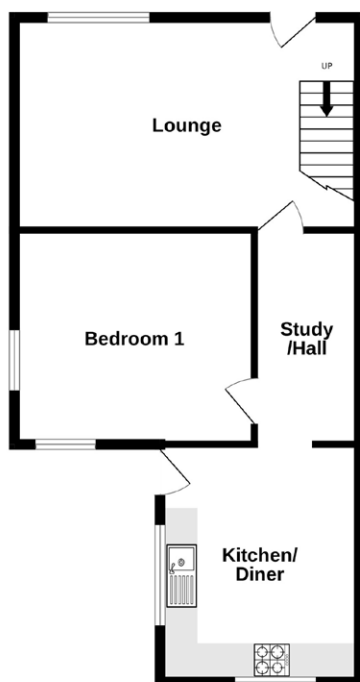




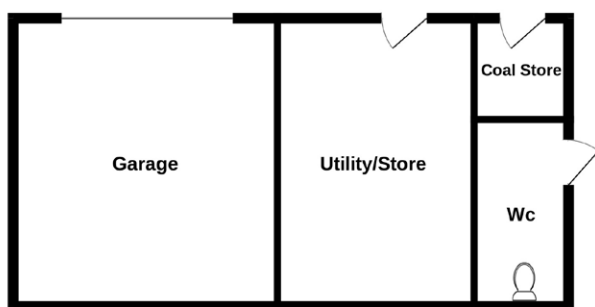
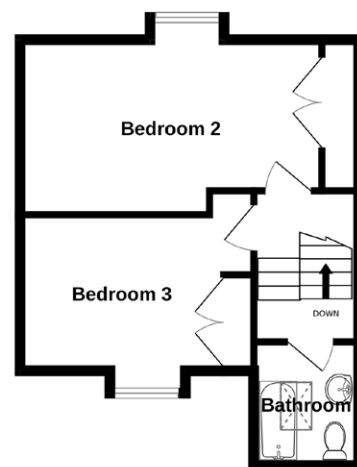


Floorplan

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Lounge

19' x 11'8 (5.8m x 3.6)

Inner hall / study

10' x 6'8 (3.1m x 2m)

Bedroom 1

13' x 11'9 (4m x 3.6m)

Kitchen / diner

13' x 10'7 (4m x 3.3m)

APPLIANCES

- Lec fridge/freezer
- Hotpoint gas hob
- Hotpoint electric oven
- Indesit dishwasher
- Extractor fan

FIRST FLOOR

Landing

Bedroom 2

19' x 9'7 (5.8m x 3m)

Bedroom 3

12'8 x 9'3 (3.9m x 2.8m)

Bathroom

6'6 x 5'5 (2m x 1.7m)

EXTERIOR

There is a lawned front garden with gravelled driveway (**over which the neighbouring property is granted a pedestrian and vehicular right of way over**) which leads to ample parking to the rear of the property for 5 cars. Also gives access to a detached block built;

Garage

16' x 14'6 (4.9m x 4.5m)

Utility/store

16' x 10'6 (4.9m x 3.2m)

Attached coal cellar and WC

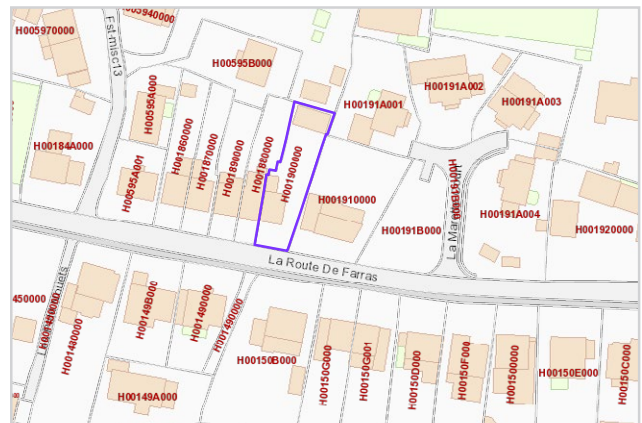
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, oil fired central heating, uPVC double glazing, part aluminium glazing.

Perry's ref: 28 B2

what3words: solos.parted.answering

TRP: 98 (cottage) 52 (store)



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CONTACT OUR LOCAL MARKET TEAM



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