

Concept Drawing



Leafy Cove

La Garenne, Vale, GY3 5SG

£1,350,000

LOCAL MARKET

SOLE AGENT

A rare opportunity to acquire Leafy Cove, a substantial coastal development site set in one of the island's most sought after bays, with far reaching sea views and full planning permission in place until September 2026.

The approved plans are for a high-quality four-bedroom detached home, with each bedroom benefiting from its own en suite. The design has been carefully developed to complement the coastal setting, using materials such as granite, render, zinc, and reclaimed stone from the original cottage. The ground floor features expansive open-plan living spaces with large glazing to maximise natural light and create a strong connection to the outdoors, including a vaulted dining area, spacious kitchen, and multiple reception areas. The plot has already been cleared, with original materials salvaged for reuse, and planning permission is in place with scope for future adaptations, subject to consent.

Key facts

- 0.4-acre private coastal plot
- Plans approved for brand new home
- Planning permission in place until September '26
- Four bedrooms all en-suite
- Sea views
- Garaging and ample parking
- Premium materials throughout
- Easy access, ample parking
- Reclaimed stone features available

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GUERNSEY'S ESTATE AGENT

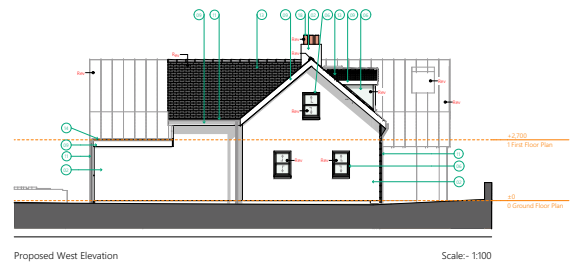
'Demolished former dwelling.'





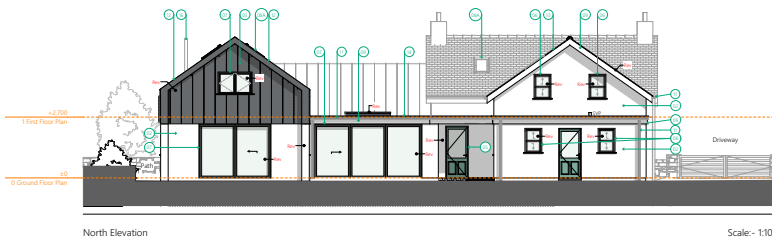
South Elevation

Scale:- 1:100



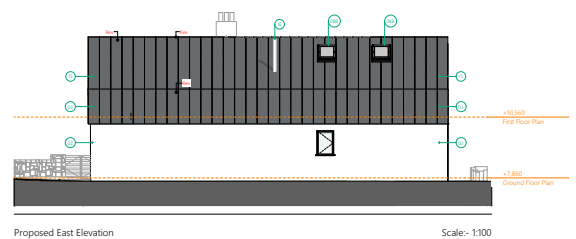
Proposed West Elevation

Scale:- 1:100



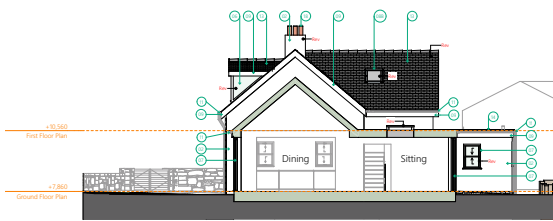
North Elevation

Scale:- 1:100



Proposed East Elevation

Scale:- 1:100



East Elevation/Section thro' Dining Room (New)

Scale:- 1:100

Proposed Materials Key:

Roofs:

- 01 Granite (Shedded from Demolition)
- 02 Porcelain Ceramic Tiles
- 03 Zinc Cladding
- 04 Grey Granite (Square/Limes)

Finishes:

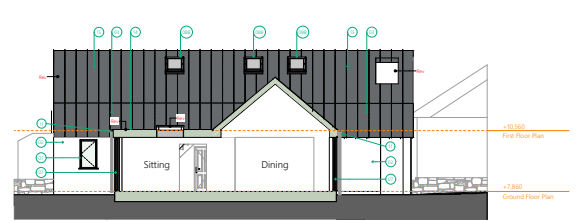
- 05 Composite Timber Door unit
- 06 White Aluminium Framed Window Unit
- 07 Anthracite Grey Aluminium Window/Door Unit
- 08 White PVCU - Internal Frames
- 09 White PVCU - External Frames
- 10 Dark Grey uPVC Bar Grates
- 11 Dark Grey uPVC Bar Grates
- 12 Zinc

Roof:

- 13 Natural Grey Slate
- 14 Dark Grey Slate
- 15 Zinc

Other:

- 16 Floor Plan
- 17 Gas Metering
- 18 Gas Chimney Pipe



West Elevation/Section thro' Dining Room (New)

Scale:- 1:100



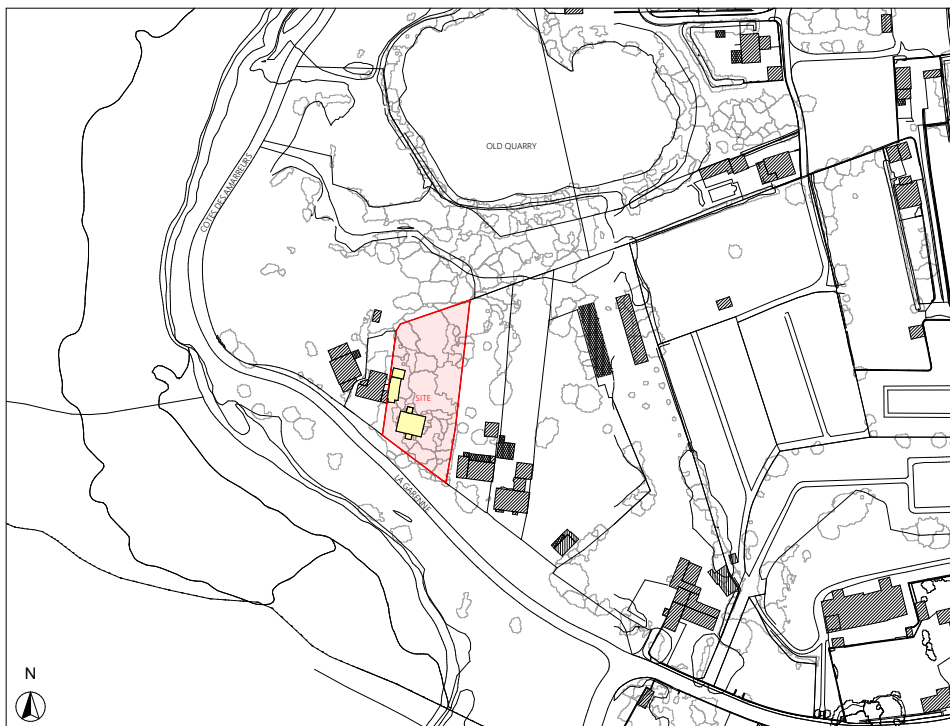
Proposed Roadside Elevation

Scale:- 1:100



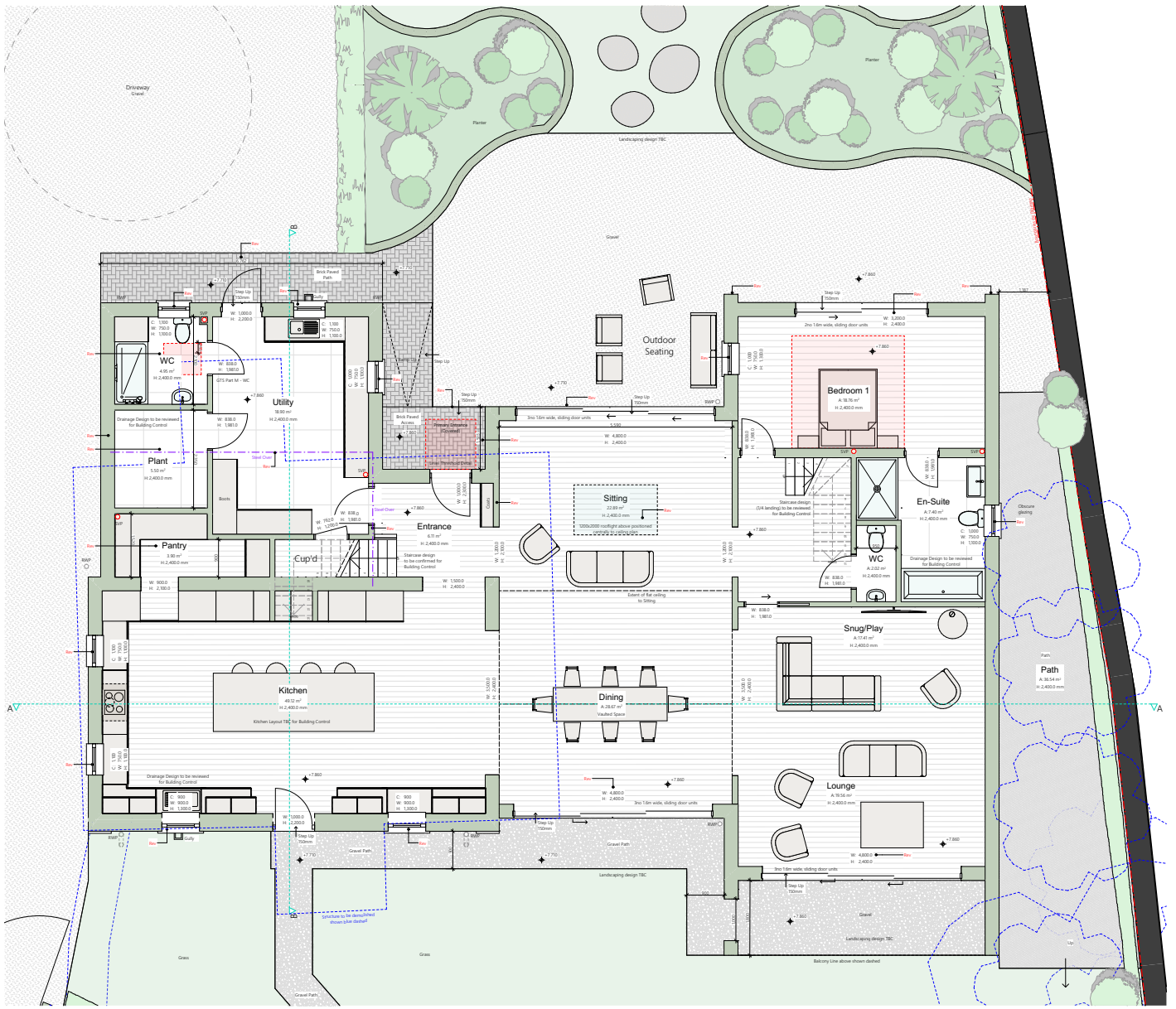
Proposed Block Plan

Scale:- 1:500



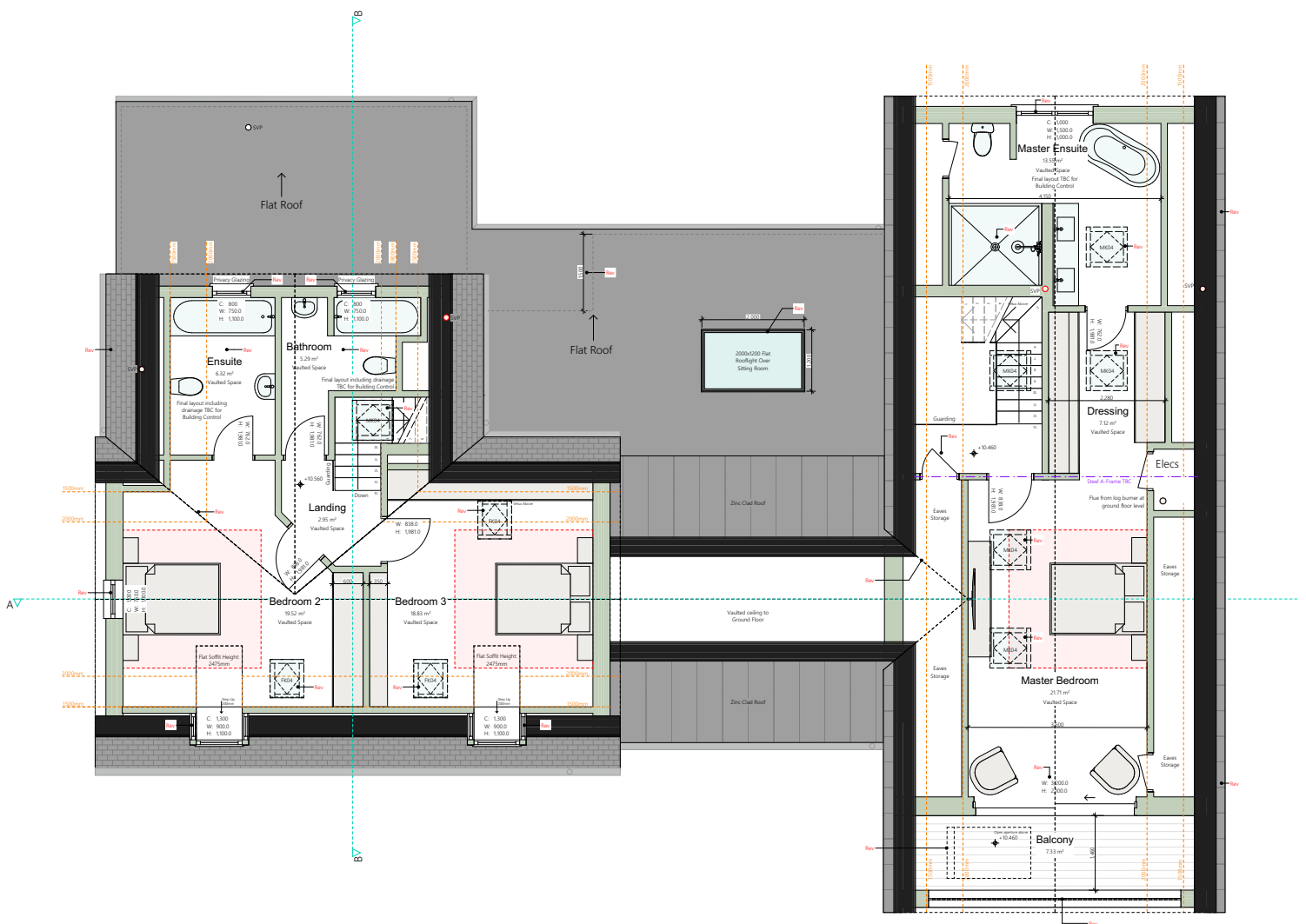
Site Location Plan

Scale:- 1:1250



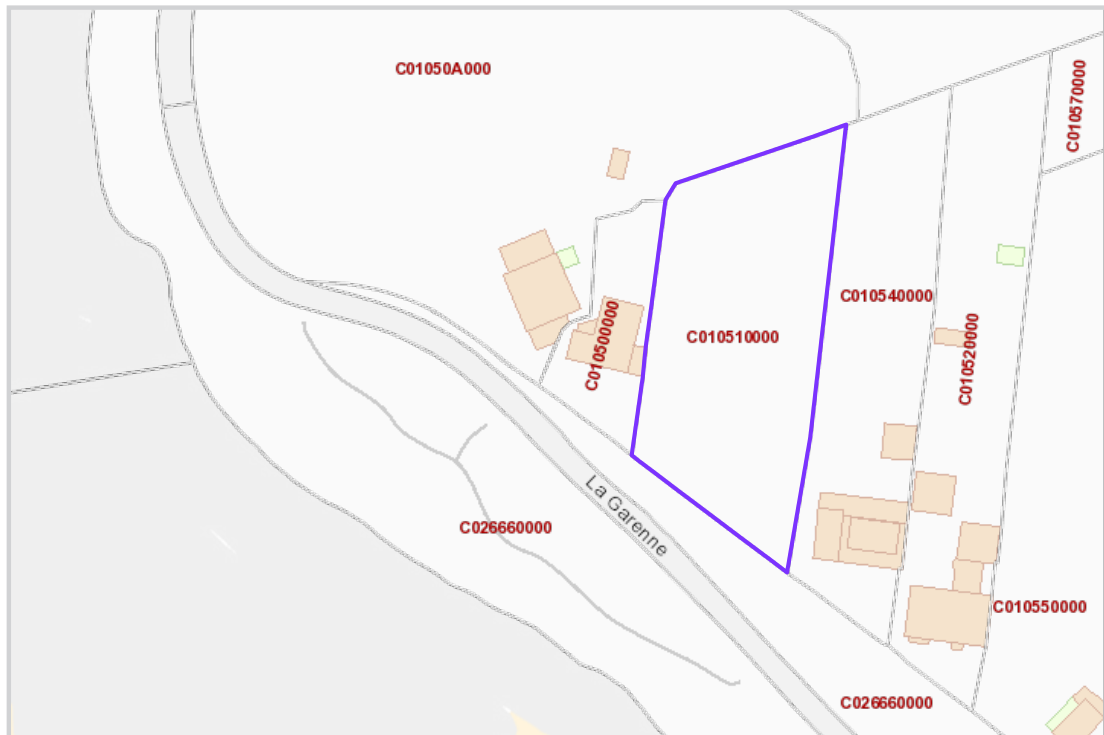
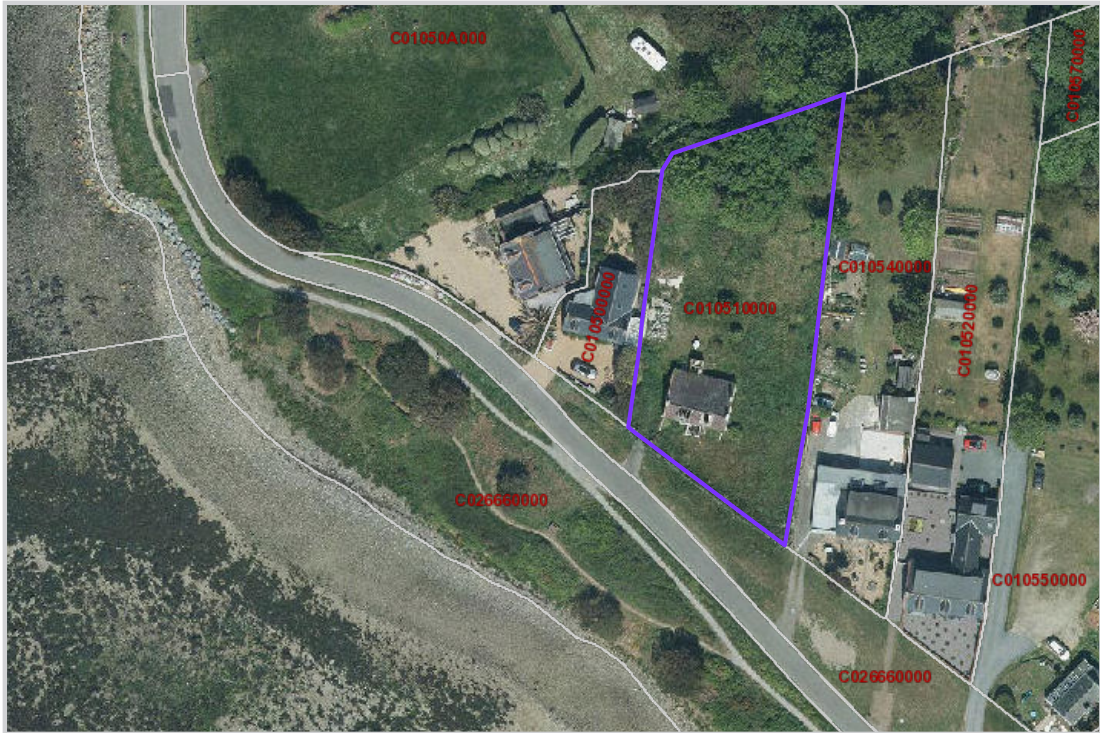
Ground Floor Plan

Scale: 1:50



First Floor Plan

Scale:- 1:50



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The ground floor offers a large entrance hall leading into an expansive open-plan kitchen and vaulted dining area, alongside sitting room and lounge spaces with sliding doors opening onto the terrace. There is also a snug or playroom, a ground floor bedroom with en suite, and practical spaces including a utility room, pantry, plant room and WC. Multiple rooflights enhance natural light throughout, while level-threshold access provides a seamless connection to the external terraces. Upstairs, the principal suite features a balcony, dressing room and vaulted en suite, complemented by two further vaulted double bedrooms, each with their own en suite.

Externally, the property includes a three-bay oak-framed garage with space for stair access and storage. Granite and dry stone boundary walls, new entrance pillars and a field gate define the setting, with provisions made for EV charging.

Price to include: As seen.

Services: Mains drainage is available for connection, and a builder's standpipe for mains water is already on site and ready to be activated. There is currently no electricity supply connected, although there is ample capacity within the road, and a load application has not yet been submitted for the proposed design.

Perry's ref: 6 B5

what3words: caves.impedes.matter

Viewing: Strictly by arrangement with, and accompanied by the Sole Agents Cooper Brouard.

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