



# Folie Cottage

La Folie Lane, Vale, GY3 5SE

## £750,000

LOCAL MARKET

SOLE AGENT

A semi-detached cottage originally dating back from the 1920's, which has been extended in more recent years, to create a good size family home.

Positioned in a quiet lane in Vale, Folie Cottage offers well proportioned accommodation comprising a kitchen breakfast room, utility, lounge and dining area on the ground floor with four bedrooms and a family bathroom on the first. Externally there is ample parking for numerous vehicles and a vast mature garden.

A solid home in a peaceful setting with plenty of potential to make it your own.

School catchment: Vale Primary School / St Sampson's High School

## Key facts



- Semi detached cottage
- 4 bedrooms
- Quiet position in Vale
- Ample parking for numerous vehicles
- Large mature garden

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



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GUERNSEY'S ESTATE AGENT





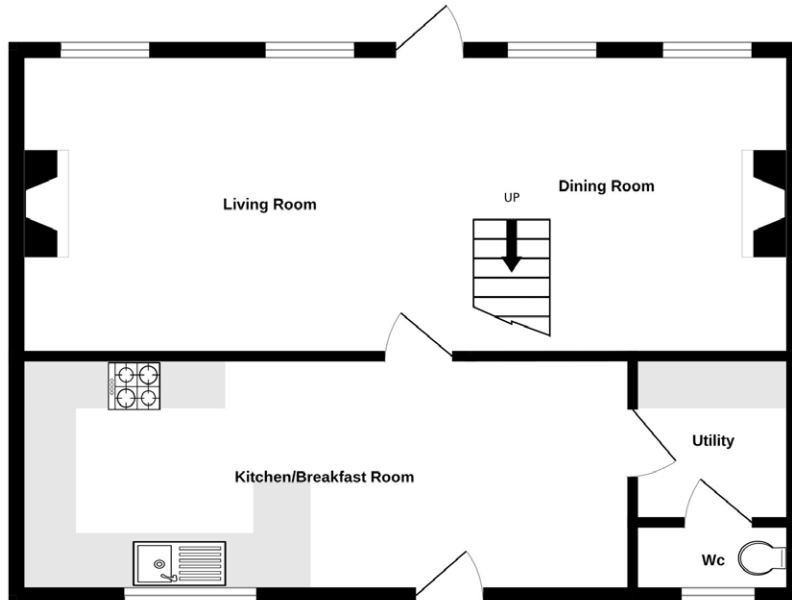




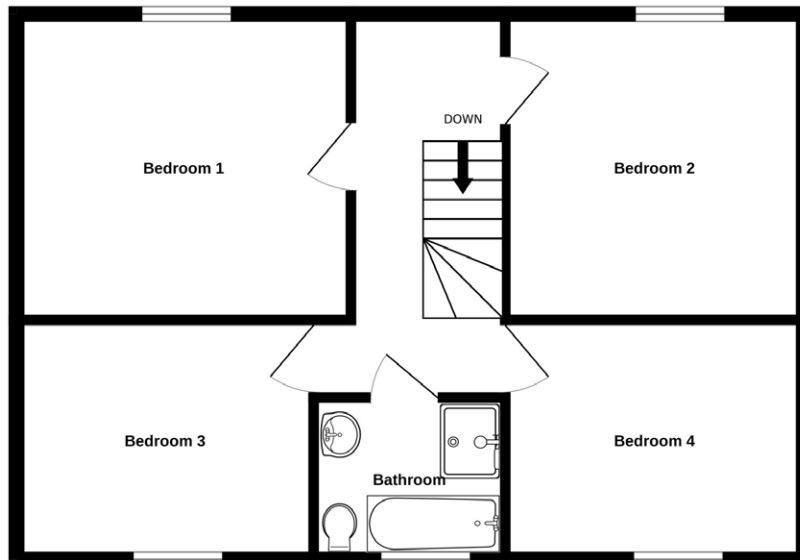


# Floorplan

## GROUND FLOOR



## 1ST FLOOR



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## Ground Floor

### Kitchen/ breakfast room

23' x 8'11 (7m x 2.7m)

#### APPLIANCES

- Neff dishwasher
- Belling oven
- Hob & extractor fan
- Neff fridge freezer

## Utility

#### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

## WC

## Lounge

16'6 x 11'4 (5m x 3.5m)

## Dining area

12' x 11'4 (3.7m x 3.5m)

## FIRST FLOOR

## Landing

## Bedroom 1

12'9 x 12'1 (3.9m x 3.7m)

## Bedroom 2

12'2 x 11'6 (3.7m x 3.5m)

## Bedroom 3

10'7 x 10'3 (3.3m x 3.1m)

## Bedroom 4

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

## Bathroom

## EXTERIOR

The property is approached off the quiet lane through a granite entry way onto a large parking area with fore gardens laid to lawn. To the rear of the property is a substantial area of lawn which is home to mature shrubs, trees and a feature well.

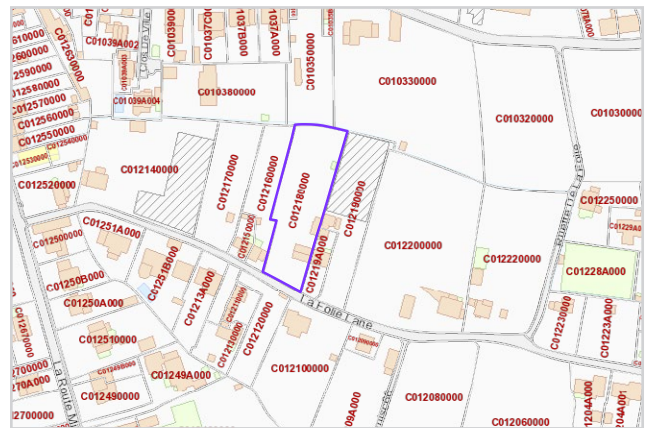
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, cesspit drainage, oil fired central heating, uPVC double glazing.

**Perry's ref:** 6 C5

**what3words:** minder.salt.nesting

**TRP:** 207



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## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah