



Leaf House

Route de Pleinmont, Torteval, GY8 0LP

£1,950,000

OPEN MARKET

SOLE AGENT

Set within the tranquil parish of Torteval, this detached chalet bungalow offers excellent space alongside picturesque surroundings, enjoying uninterrupted views across agricultural fields towards Torteval Church.

The versatile accommodation is arranged over the ground and lower ground floors and comprises a kitchen/breakfast room, study, dining room, three bedrooms, each benefitting from their own en-suite along with two additional separate WC's. A notable highlight is the living room featuring sliding doors that open onto a balcony overlooking the manicured gardens and fields beyond.

Ample parking, a garage and well maintained outdoor areas complete the offering.

Key facts



- Superb detached home
- Ample parking and garage
- Three bedrooms, all en-suite
- Wonderful rural views across to Torteval Church
- Immaculate grounds

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GUERNSEY'S ESTATE AGENT











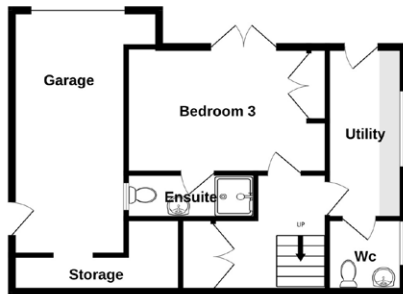




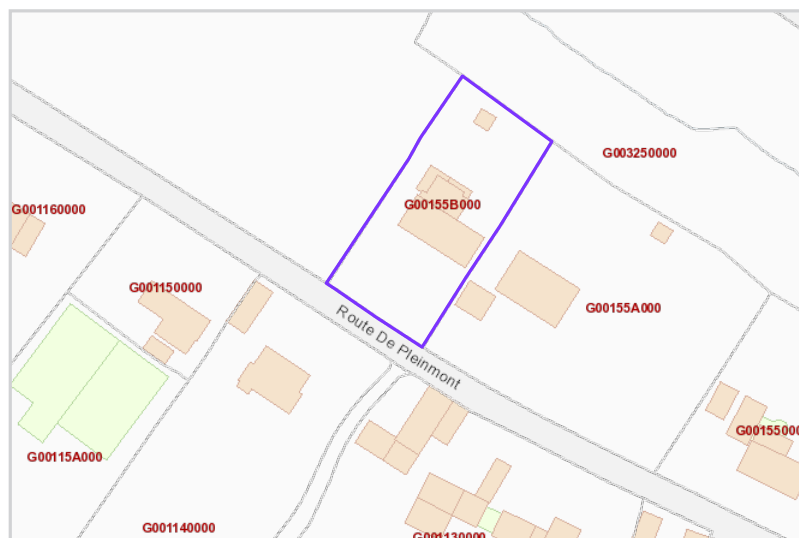
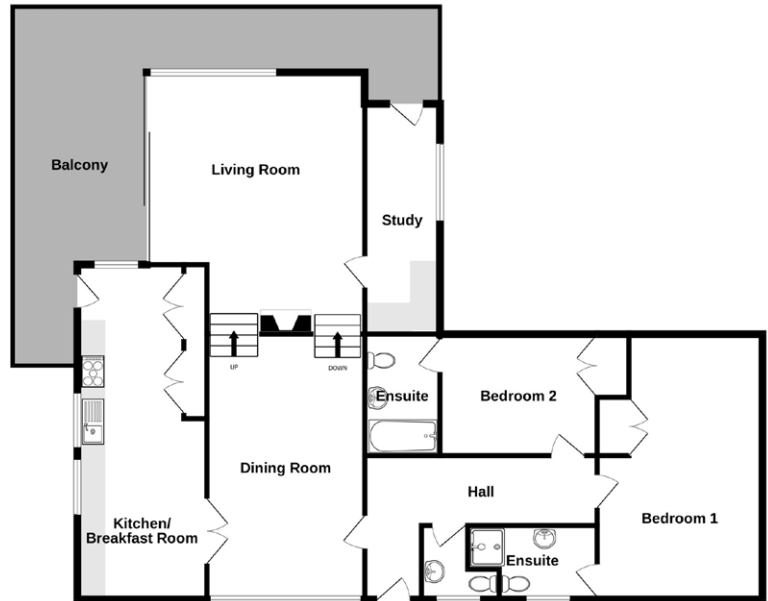


Floorplan

LOWER GROUND FLOOR



GROUND FLOOR



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GROUND FLOOR

Entrance hall

18'11 max x 11' 1 max
(5.8m max x 3.4m max)

Dining room

19'5 x 12' (5.9m x 3.7m)

Kitchen/breakfast room

25'5 x 9'10 (7.7m x 3m)

APPLIANCES

- Neff dishwasher
- Neff 5 ring induction hob
- Neff extractor fan
- Neff oven x2
- Neff warming drawer
- Neff fridge and Neff freezer

Living room

18'6 x 16'9 (5.6m x 5.1m)

Study

17'7 x 5'6 (5.3m x 1.7m)

WC

5'7 x 5'5 (1.7m x 1.7m)

Bedroom 2

11'8 x 9'9 (3.6m x 3m)

En-suite

8'1 x 5'9 (2.5m x 1.8m)

Bedroom 1

20' x 12'1 max (6m x 3.7m max)

En-suite

8'8 x 5'4 (2.7m x 1.7m)

Lower Ground Floor

Hallway

8' x 5'6 (2.4m x 1.7m)

Utility

12' x 5'7 (3.7m x 1.7m)

APPLIANCES

- Bosch washing machine
- , Bosch tumble dryer

WC

5'6 x 5'2 (1.7m x 1.6m)

Bedroom 3

15'4 x 10'3 (4.7m x 3.1m)

En-suite

9'10 x 3'9 (3m x 1.2m)

EXTERIOR

The property is accessed off the road onto a brick paved driveway which provides ample parking and access down one side of the property to the;

Garage

18'9 x 9'5 (5.7m x 2.9m)

There are well stocked manicured gardens to the rear including a garden shed, and a further walkway which leads up the other side of the property back to the front where there is a further raised area laid to lawn.

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.

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CONTACT OUR OPEN MARKET TEAM



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