



# Les Niaux Cottage

Les Niaux, Castel, GY5 7AF

## £1,750,000

LOCAL MARKET

JOINT AGENT

A fabulous and substantial detached granite-fronted cottage situated in a superb rural location in the heart of the island.

Offering extensive and highly versatile accommodation, this charming home provides up to six bedrooms and spacious living areas, ideal for family living or entertaining. The property enjoys delightful countryside views, complemented by beautifully landscaped gardens, a large sun terrace, and generous parking with an integral garage. Set within approximately 0.6 acres, Les Niaux Cottage combines character, space, and tranquillity in a highly desirable setting.

School catchment: Castel Primary School / Les Beaucamps High School

## Key facts



- Fabulous large, detached granite fronted cottage
- Superb rural location in the heart of the island
- Extensive and versatile accommodation
- Lovely rural outlook and extensive gardens

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)



 **cooper  
brouard**

GUERNSEY'S ESTATE AGENT











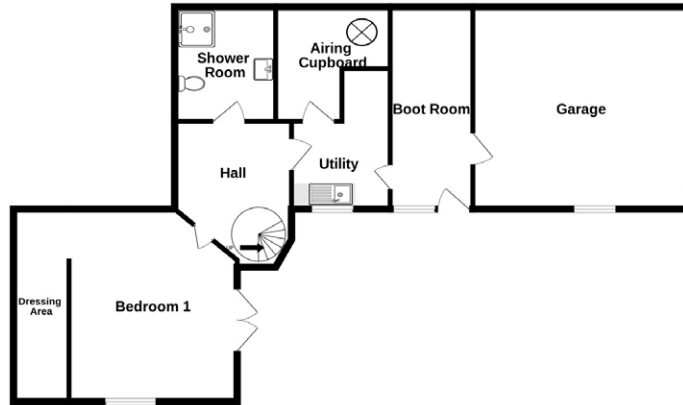




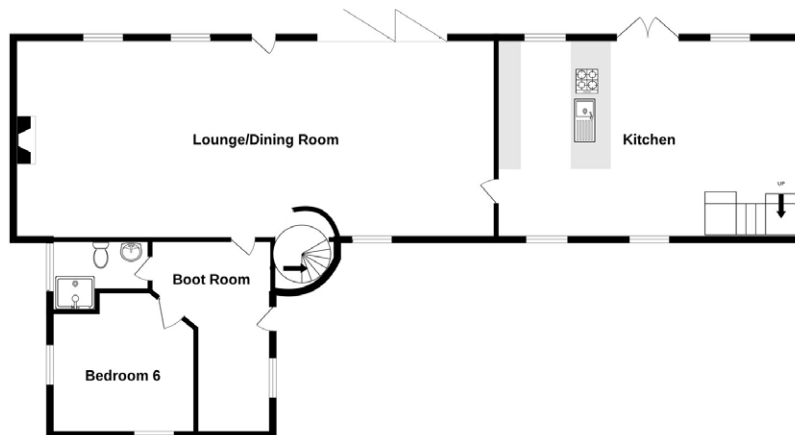


# Floorplan

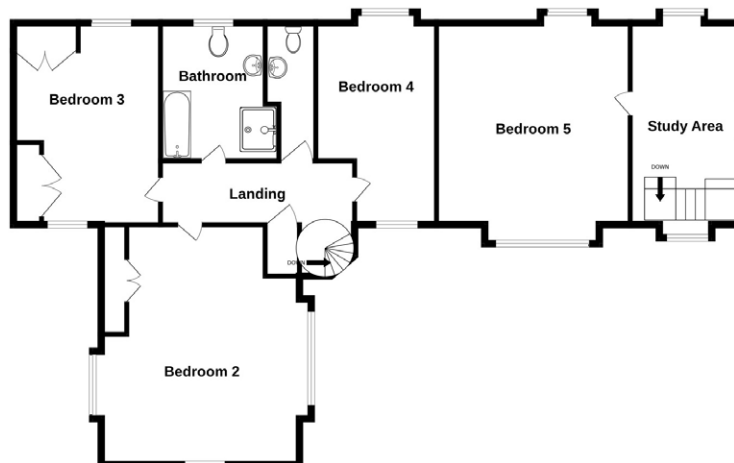
LOWER GROUND FLOOR

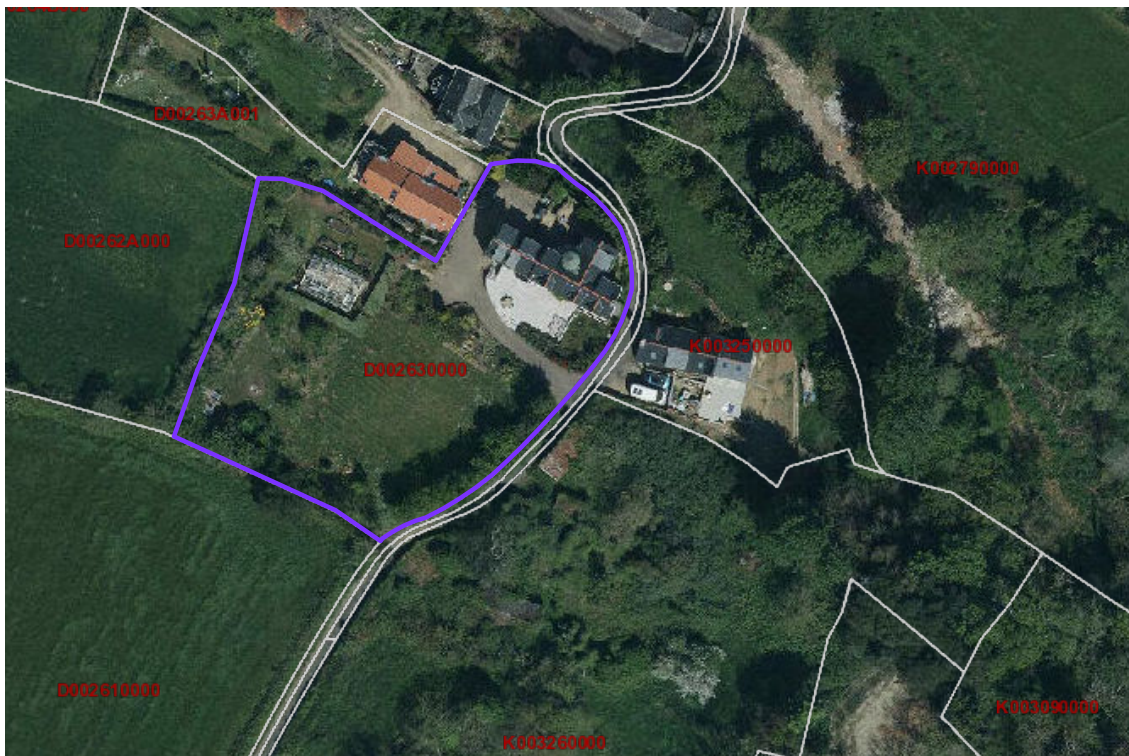
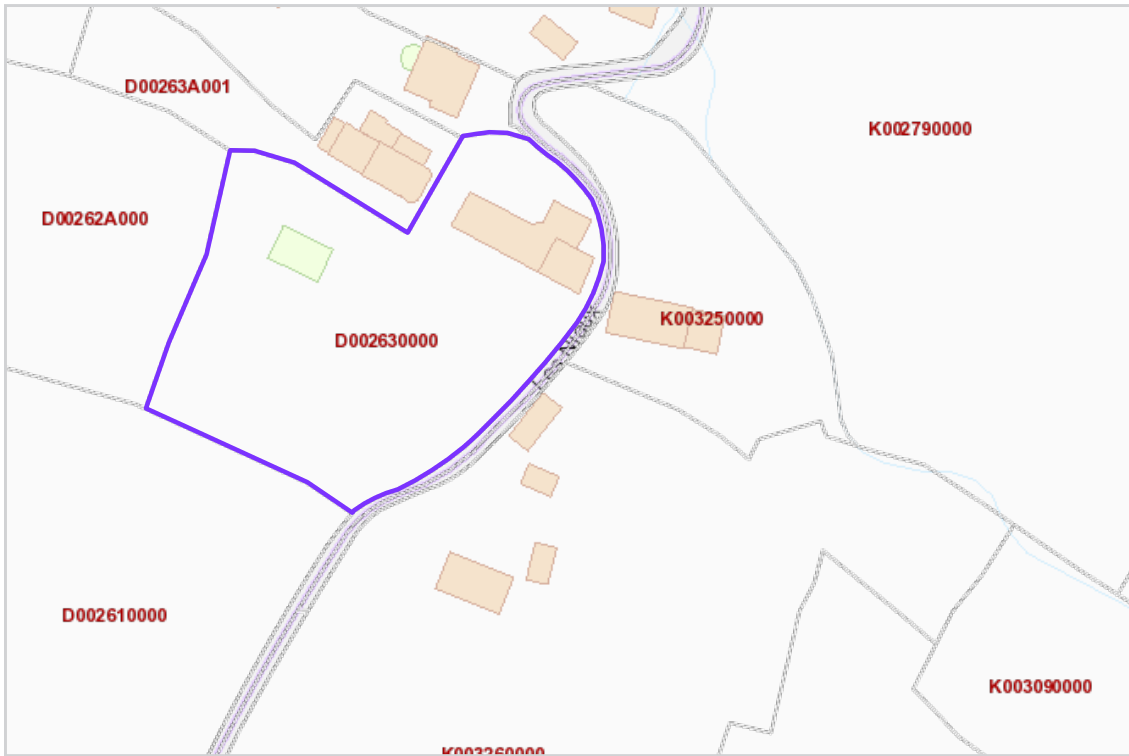


GROUND FLOOR



1ST FLOOR





Mapping / Aerial Photography Copyright © States of Guernsey 2026

## GROUND FLOOR

### Lounge

21'6" x 15'6" (6.55m x 4.7m)

### Dining room

21'6" x 15'6" (6.55m x 4.7m)

### Kitchen/ breakfast room

24'6" x 15'10" (7.5m x 4.8m)

#### APPLIANCES

- 2x Neff ovens
- Fisher & Paykel double fridge with freezer drawer beneath
- AEG combo hob & extractor
- AEG dishwasher

### Boot room

14'5" x 7'2" max (4.4m x 2.2m)

### Bedroom 6

13'3" x 10' (4.1m x 3.1m)

### Shower room

6'10" x 3'10" (2.1m x 1.2m)

## LOWER GROUND FLOOR

### Hall

10'3" x 4'3" (3.1m x 1.3m)

### Bedroom 1

13'10" x 11'4" (4.2m x 3.5m)

En suite dressing area

### Shower room

8'5" x 5'11" (2.6m x 1.8m)

### Boot Room

15'10" x 6'8" (4.8m x 2m)

### Garage

17'9" x 15'11" (5.4m x 4.8m)

### Utility

11'8" x 9'3" (3.6m x 2.8m)

#### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

### Airing cupboard

9'6" x 8'6" (2.9m x 2.6m)

## FIRST FLOOR

### Landing

13'6" x 5' (4.1m x 1.5m)

### Bedroom 3

15'4" x 13'6" (4.7m x 4.1m)

### Bedroom 2

19'2" x 14'3" (5.8m x 4.4m)

### Bathroom

8' x 8' (2.5m x 2.5m)

### Bedroom 4

13'10" x 12'6" max (4.2m x 3.8m)

## WC

7' x 4'8" (2.1m x 1.4m)

## Bedroom 5

15'8" x 14'6" (4.8m x 4.5m)

## Study room

(stairs from kitchen)

15'8" x 8'10" (4.8m x 2.7m)

A private paved driveway leads from the public lane to ample paved parking and an integral garage. To the front of the house is a large, paved sun terrace with direct access from the main living areas, beyond which lies a large landscaped lawned garden with a vegetable patch and aluminium greenhouse measuring 28'6" x 18'6" (8.7m x 5.6m) The whole site measures 1 vergee 20 perch (0.6 acres/ 2437m<sup>2</sup>)

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

**Services:** Mains electricity, borehole water with treatment plant in the garage, cesspit drainage, oil fired central heating, wet underfloor heating in bathrooms, ground floor and lower ground floor with radiators on the first floor, uPVC double glazing.

**Perry's ref:** 23 F2

**what3words:** pianos.outings.treacle

**TRP:** 382

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah