



# Holly Lodge

Le Grand Fort Road, St Sampson, GY2 4FG

## £749,000

LOCAL MARKET

JOINT AGENT

This charming semi detached listed home offers well proportioned accommodation over three floors.

The ground floor comprises a spacious kitchen/diner, dual-aspect lounge, snug/bedroom 4 and WC. To the first floor are two double bedrooms with a family bathroom and the second floor provides a further bedroom together with dressing room.

Externally the property benefits from attractive fore and rear gardens together with parking for 2-3 vehicles accessed via a shared driveway.

School catchment: Hautes Cappelles Primary School / St Sampson's High School

## Key facts



- Listed semi detached home
- Offering up to 4 bedrooms
- Accommodation spanning 3 floors
- Parking for 2-3 vehicles
- Pleasant gardens
- Great family home

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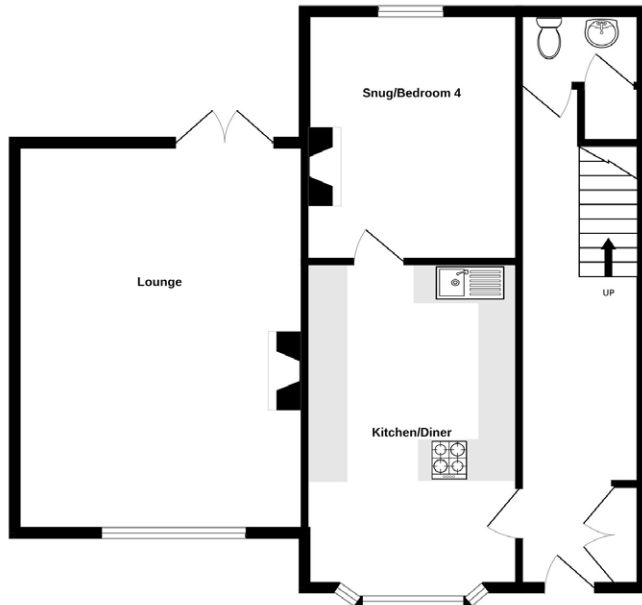




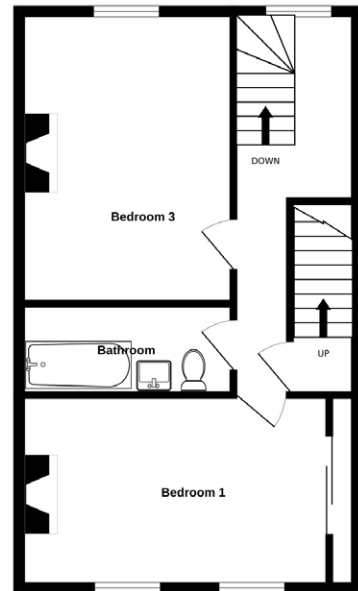


# Floorplan

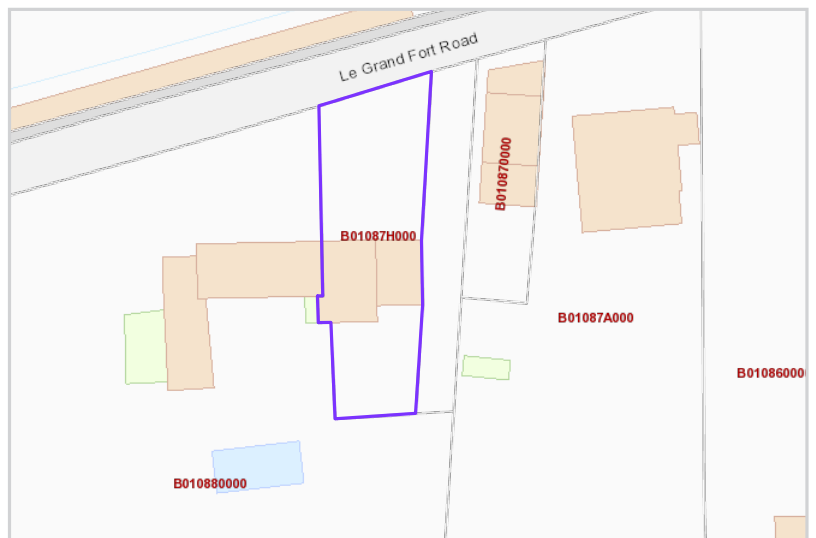
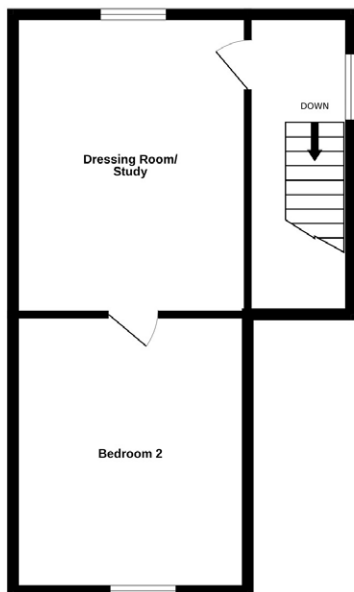
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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## GROUND FLOOR

### Entrance hall

21'8 x 5'4 (6.6m x 1.6m)

### Kitchen/diner

16'9 x 10'10 (5.1m x 3.3m)

#### APPLIANCES

- Neff electric oven
- Hob
- Neff extractor fan
- Neff integrated microwave
- Neff integrated slimline dishwasher
- Hotpoint washing machine

### Lounge

19'10 x 14'8 (6m x 4.5m)

### Snug/bedroom 4

12'7 x 12'5 (3.9m x 3.8m)

### WC

6'2 x 3'9 (1.9m x 1.1m)

Cupboard housing Zanussi tumble dryer

## FIRST FLOOR

### Landing

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

### Bedroom 1

18'1 x 12'6 (5.5m x 3.8m)

### Bathroom

12' x 4'3 (3.7m x 1.3m)

### Bedroom 3

12'6 x 9'6 (3.8m x 2.9m)

## SECOND FLOOR

### Dressing room/study

12'10 x 11'9 (4m x 3.6m)

### Bedroom 2

13'7 x 11'11 (4.2m x 3.7m)

## EXTERIOR

There is parking for 2-3 vehicles to the rear of the property, this parking area is accessed via a shared driveway. There is a pleasant fore and rear garden laid to both lawn and patio with mature planting.

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

**Services:** Mains electricity and water, mains drainage, electric central heating, timber frame single glazing.

**Perry's ref:** 10 A2

**what3words:** pretty.blusher.goggles

**TRP:** 174 LISTED

## CONTACT OUR LOCAL MARKET TEAM



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