



La Moye Farm

Rocque es Cas, Vale, GY3 5BP

£785,000

LOCAL MARKET

A charming detached listed farmhouse situated in the peaceful lanes between L'Ancrese Common and Beaucette Marina with plans approved.

The main house itself comprises a kitchen, dining room, sitting room and two bedrooms plus a study serviced by a family bathroom. There is an adjoining two story wing with a large attic space running over the whole main house. A superb addition is a detached two story granite barn. Both the main house and separate barn have received permissions in 2023 to extend and alter the accommodation to create a substantial multi generational home if required. There is ample parking and a south facing walled garden.

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

Key facts



- Listed detached farmhouse
- Dating back from the 17th century
- Idyllic location
- Plans passed in 2023 to extensions and alterations
- Parking and garden

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Architectural floor plan of a two-story house with extensive renovation details. The plan shows a main house with a play room, kitchen, hall, living room, and a new porch. A large 'NEW GRD. FLR. EXTENSION' is shown with stone paving. To the right is a separate wing with a kitchen, living area, and bedrooms. The plan includes numerous annotations for window and door replacements, wall removals, and structural changes. Elevation markers (A, B, C) and level indicators (e.g., 10.085, 10.000 FFL) are present throughout.

Main House Details:

- Play room:** 10.085 X, Remove staircase, Potential New recess subject to further investigation.
- Kitchen:** New dampproofing and thermal wall lining throughout ground floor to further specification (green dashed line).
- Hall:** 10.000 FFL X, Replace existing C20th Sunray door and fanlight with half glazed traditional painted timber door.
- Living Room:** Existing UPVC windows at rear replaced with traditional timber sash windows, Potential New recess subject to further investigation.
- Boot:** Remove wall, 10.085 X.
- NEW PORCH:** Existing stone paving, 10.085 X.
- WC:** New floor slab at lower level, New dampproofing and thermal wall lining to further specification (green dashed line).
- Dining room:** 10.228 X, Stone paving repositioned from part of area under new extension.
- Covered Outdoor Terrace:** 10.397 X, New window opening.

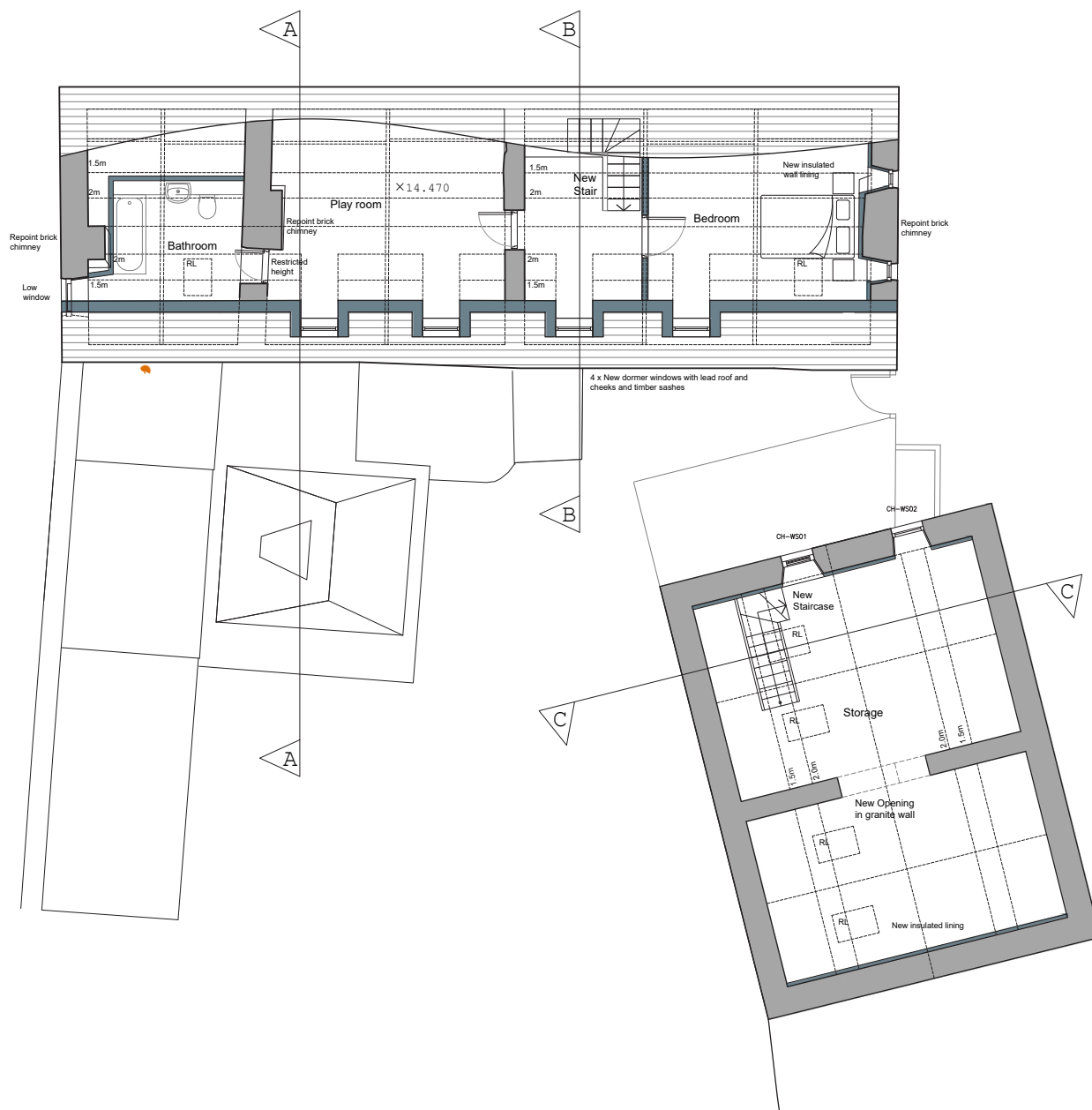
Separate Wing Details:

- WC:** Water Pump, Granite Trough.
- Future ground floor bedspace:** CH-W021, CH-W022, CH-W023.
- Dowel Living:** New for slab at 1st level, CH-W024.
- Kitchen:** CH-W025, CH-W026, CH-W027, CH-W028, CH-W029, CH-W030, CH-W031, CH-W032, CH-W033, CH-W034, CH-W035, CH-W036, CH-W037, CH-W038, CH-W039, CH-W040, CH-W041, CH-W042, CH-W043, CH-W044, CH-W045, CH-W046, CH-W047, CH-W048, CH-W049, CH-W050, CH-W051, CH-W052, CH-W053, CH-W054, CH-W055, CH-W056, CH-W057, CH-W058, CH-W059, CH-W060, CH-W061, CH-W062, CH-W063, CH-W064, CH-W065, CH-W066, CH-W067, CH-W068, CH-W069, CH-W070, CH-W071, CH-W072, CH-W073, CH-W074, CH-W075, CH-W076, CH-W077, CH-W078, CH-W079, CH-W080, CH-W081, CH-W082, CH-W083, CH-W084, CH-W085, CH-W086, CH-W087, CH-W088, CH-W089, CH-W090, CH-W091, CH-W092, CH-W093, CH-W094, CH-W095, CH-W096, CH-W097, CH-W098, CH-W099, CH-W100.

Approved plans



Approved plans



Current layout



GROUND FLOOR

Entrance hall

Lounge

18'6 x 15'6 (5.6m x 4.7m)

Dining room

16' x 15' (4.9m x 4.6m)

Kitchen

10'5 x 8'6 (3.2m x 2.6m)

APPLIANCES:Freestanding oven,
Hotpoint fridge/ freezer.

Wing sitting room

12'6 x 10'6 (3.8m x 3.2m)

Wing kitchen

10'5 x 8'6 (3.2m x 2.6m)

Wing utility

9'9 x 8' (3m x 2.4m)

FIRST FLOOR

Landing

Bedroom 1

15'6 x 14'7 (4.7m x 4.5m)

Bedroom 2

15'8 x 10' max (4.8m x 3.1m max)

Study

8'3 x 7' (2.3m x 2.1m)

Bathroom

14'7 x 5'9 (4.5m x 1.8m)

Annexe bedroom

11'9 x 10'6 (3.6 x 3.2m)

SECOND FLOOR

Attic Room

Barn

Ground floor room 1

20'1 x 14'2 (6m x 4.3m)

Ground floor room 2

20'1 x 15' (6.1m x 4.6m)

Loft

14'5 x 14'1 (4.4m x 4.3m)

EXTERNAL

The property is approached over a cobbled drive off the public lane between granite pillars into a cobbled courtyard bounded on the roadside by granite walls and giving access to a substantial detached granite barn providing storage/ garaging over 2 floors and an attached lean-to store housing the oil-fired central heating boiler. To the rear of the house is an attractive enclosed garden with vegetable beds, green house, fruit trees and 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, part timber single glazing, part uPVC double glazing.

Perry's ref: 7 G3

what3words: bristle.puffy.sari

TRP: 405 LISTED

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