



Le Fougnet

Avenue Du Manoir, Ville Au Roi, St Peter Port, GY1 1PE

£1,495,000

OPEN MARKET

SOLE AGENT

Nestled in a sought-after residential clos on the outskirts of St Peter Port, this charming property enjoys a convenient yet peaceful location, within walking distance of central St Peter Port and close to the amenities of St Martin's.

Offering spacious and versatile accommodation, the ground floor comprises a kitchen, utility room, dining room, lounge, conservatory, cloakroom, bathroom, double bedroom, dressing room and study, making it ideal for a variety of family living arrangements. Upstairs, there are two further bedrooms and a family bathroom.

Externally, the property is complemented by a beautifully maintained, fully enclosed rear garden, while the front garden is laid to lawn. There is ample parking, together with a garage and workshop.

Offering fantastic potential, this is a fantastic home for those seeking a well-rounded property in a location that combines convenience with tranquillity.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



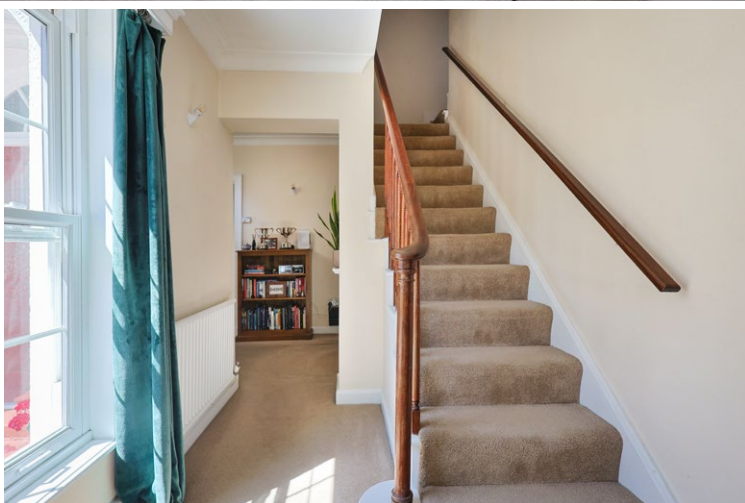
- Sought-After Location
- Spacious Family Home
- Beautiful Enclosed Garden
- Garage And Workshop
- Excellent Further Potential

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



**cooper
brouard**
GUERNSEY'S ESTATE AGENT



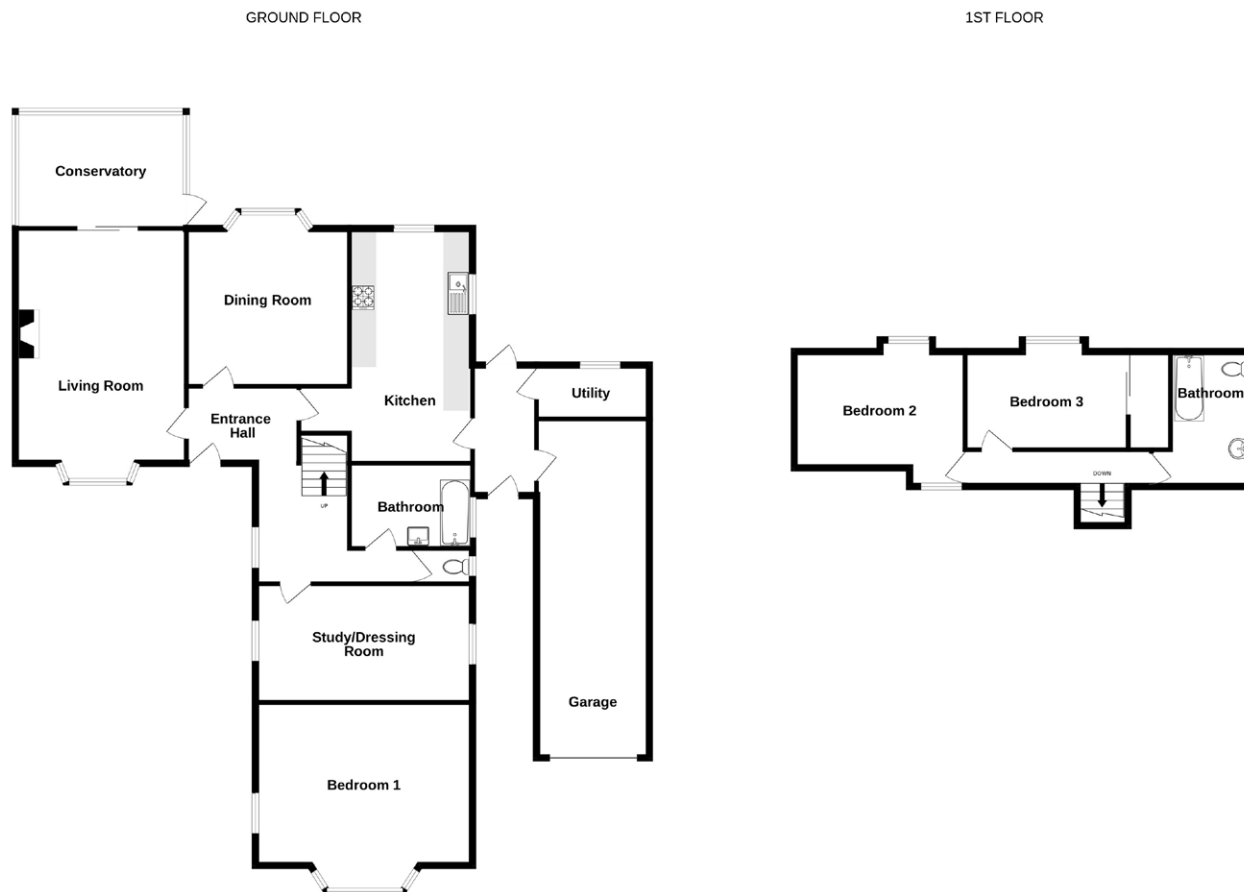








Floorplan



Mapping / Aerial Photography Copyright © States of Guernsey 2026

GROUND FLOOR

Entrance hall

9'5 x 6' (2.9m x 1.8m)

Lounge

19'4 x 14' (5.9m x 4.3m)

Conservatory

13'4 x 9' (4.1m x 2.7m)

Dining room

12'9 x 12'4 (4m x 3.8m)

Kitchen

12'6 x 10'9 (3.8m x 3.3m)

APPLIANCES

- Hotpoint slimline dishwasher
- Hotpoint oven & four ring hob
- Hotpoint fridge
- Extractor fan

Utility room

9'1 x 4'1 (2.8m x 1.2m)

Rear hall

9'4 x 5'2 (2.9m x 1.6m)

Utility room

9'1 x 4'1 (2.8m x 1.2m)

APPLIANCES

- Becko washing machine

Bathroom

9' x 5'2 (2.7m x 1.6m)

WC

4'2 x 2'10 (1.3m x 0.8m)

Dressing room/study

15'9 x 9'6 (4.8m x 2.9m)

Bedroom 1

15'9 x 13'8 (4.8m x 4.2m)

FIRST FLOOR

Landing

15' x 2'9 (4.6m x 0.8m)

Bedroom 2

13'5 x 13'5 (4.1m x 4.1m)

Bedroom 3

12'9 x 9'8 (3.9m x 3m)

Bathroom

10' x 8'1 (3.1m x 2.5m)

EXTERIOR

The property is approached via a paved driveway providing ample parking for multiple vehicles. To the front, a well-maintained lawned garden is enclosed by hedging and fencing. Side access leads to the rear garden, which is predominantly laid to lawn and enjoys a high degree of privacy, bordered by mature shrubs, trees and fencing. A patio area provides the perfect space for outdoor dining and entertaining, making the garden an ideal setting for both relaxation and family enjoyment.

Garage

25'2 x 9'1 (7.7m x 2.8m)

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

Services: Mains electricity and water, mains drainage, oil central heating, uPVC double glazing.

what3words: hippo.regrettable.
calculates

TRP: 215

CONTACT OUR OPEN MARKET TEAM



Matt



Ross



Ben



Liz