



Les Loumaies

£995,000

Route du Grand Port, St Pierre du Bois, GY7 9HP

LOCAL MARKET

This attractive two-bedroom bungalow, "Les Loumaies", has been extensively renovated in recent years, having been almost entirely rebuilt.

The works have incorporated eco floors, warm roof construction, underfloor heating, an all-electric system and a 90mm wrap to the original three walls. The new-build elements are also constructed on engineered piling, with approximately 75% of the foundations being new.

The property enjoys far-reaching sea views towards the Hanois lighthouse and features an impressive open-plan kitchen, living and dining space, providing a wonderful hub to the home and making the most of its coastal aspect. Two generous bedrooms, both benefiting from en-suite facilities, together with a guest WC and utility room, complete the accommodation.

Outside, there is ample parking and a delightful rear garden, currently featuring a predominantly paved layout designed with outdoor entertaining in mind. The garden includes an attractive koi pond, greenhouse and pétanque area. The garden offers considerable scope to be easily reconfigured and simplified, should the new owners wish to create a lower-maintenance outdoor space.

A further notable feature is the detached chalet, complete with a bar and log burner, providing an excellent additional space for entertaining, relaxing or pursuing hobbies.

School catchment: La Houquette Primary School / Les Beaucamps High School

Key facts



- Detached bungalow
- Extensively renovated in recent years
- Two en-suite bedrooms
- Ample parking
- Desirable location
- Superb garden with detached chalet

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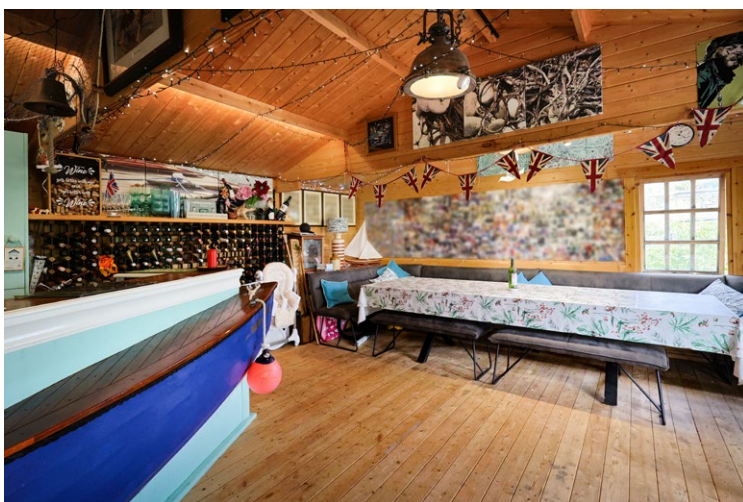


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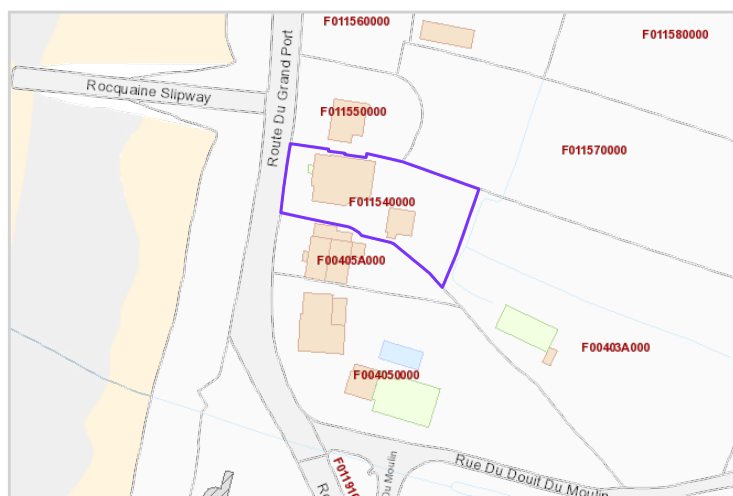
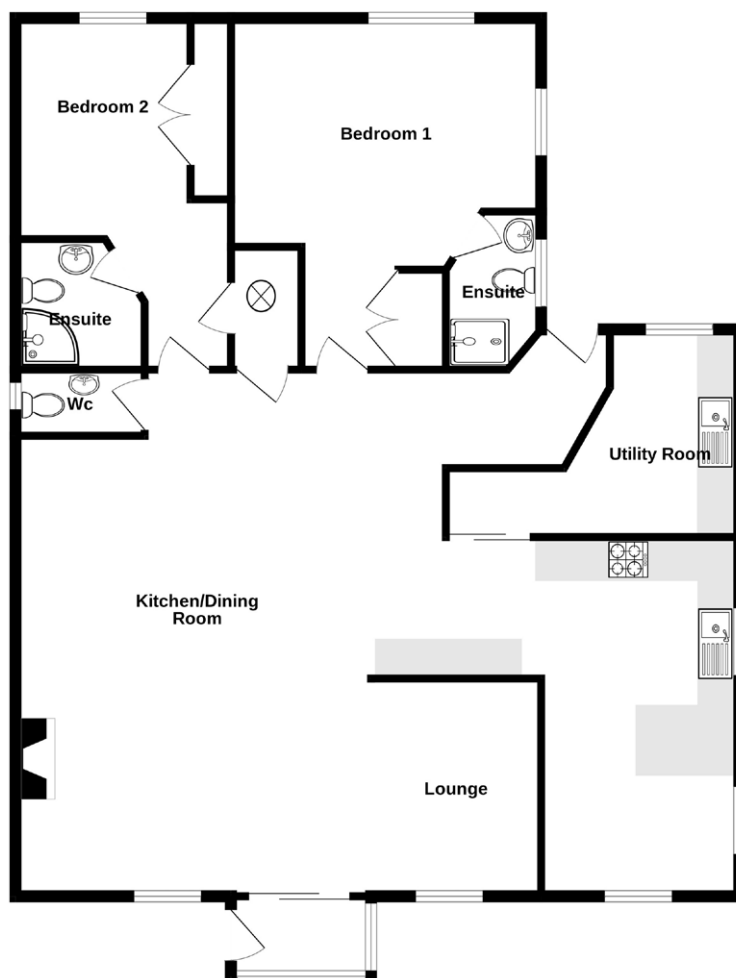






Floorplan

GROUND FLOOR



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Entrance porch

5'10 x 3'8 (1.8m x 1.1m)

Lounge/dining area

23'4 max x 22'4 max (7.1m max x 6.8m max)

WC

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

Utility

14'11 max x 6'11 max (4.6m max x 2.1m max)

APPLIANCES

- Hotpoint washing machine
- Indesit tumble dryer

Kitchen

16'3 x 9'8 (4.9m x 3m)

APPLIANCES

- Bosch induction hob with built in extractor
- Bosch oven
- Bosch warming drawer
- Bosch microwave
- Bosch dishwasher
- Hotpoint fridge
- Miele freezer

Bedroom 1

17'8 max x 15'2 max (5.4m max x 4.6m max)

En-suite

7'9 max x 4'7 max (2.4m max x 1.4m max)

Bedroom 2

17'7 max x 10'5 max (5.3m max x 3.2m max)

En-suite

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

EXTERIOR

The front of the property boasts a pleasant patio area for alfresco dining whilst enjoying the coastal aspect. There is a large parking area laid to tarmac and gravel which leads around to the rear garden which is tiered, laid to patio and brick paving and features a koi carp pond, pétanque area, green house and;

Chalet

18'5 x 16'10 (5.6m x 5.1m)

Complete with log burner and bar.

APPLIANCES

- Hotpoint dishwasher
- Igenix fridge
- Wine fridge

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

Services: Mains electricity and water, cesspit drainage, underfloor electric heating, uPVC double glazing.

Construction: Insulated granite and cavity extension.

Perry's ref: 20 B3

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TRP: 212

CONTACT OUR LOCAL MARKET TEAM



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