



Rouge Huis Lodge

£1,350,000

Brock Road, St Peter Port GY1 1RB

OPEN MARKET - PART D

SOLE AGENT

Rouge Huis Lodge is a substantial Part D property which, having previously been a Part A Open Market house, has the potential to revert to Part A status, subject to the relevant application.

The property is currently configured as a share/staff house and has been arranged accordingly, with two cookers, sinks, washing machines and tumble dryers, together with extensive fridge and freezer space. Most of the bedrooms also benefit from their own wash hand basins. Despite its current configuration, the property could readily be converted back into a spacious Open Market family home without the need for structural alterations. The well-proportioned accommodation is arranged over two floors and currently comprises six spacious bedrooms, four bathrooms, a well-equipped kitchen and utility area, together with two reception rooms offering versatile living space.

Ideally positioned within close proximity of two of the island's principal colleges, as well as the wide range of amenities available in Town, Rouge Huis Lodge is particularly well suited to a variety of uses.

Externally, the property benefits from a private walled courtyard and a detached garage providing parking for up to four vehicles — a particularly rare advantage in St Peter Port. Subject to the necessary planning permissions, the garage may also offer potential for conversion to additional accommodation or a private home office.

Key facts



- Substantial detached town house
- Great investment opportunity
- Courtyard garden
- Garage providing parking for up to 4 vehicles
- Easy walk into town
- Close to amenities and Leisure Centre

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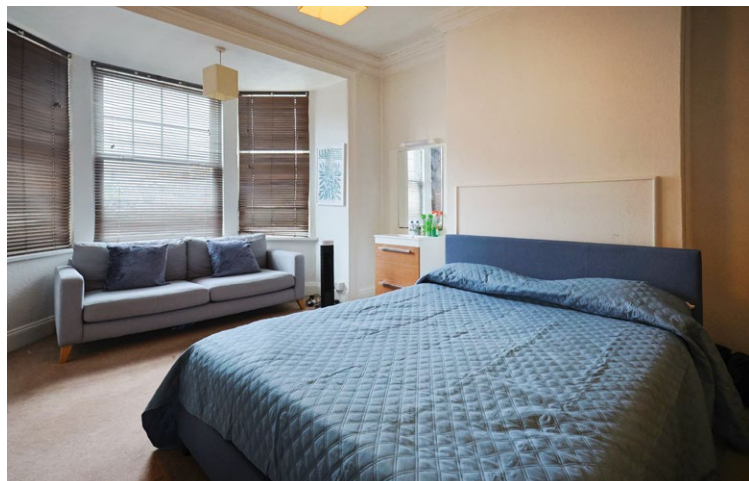


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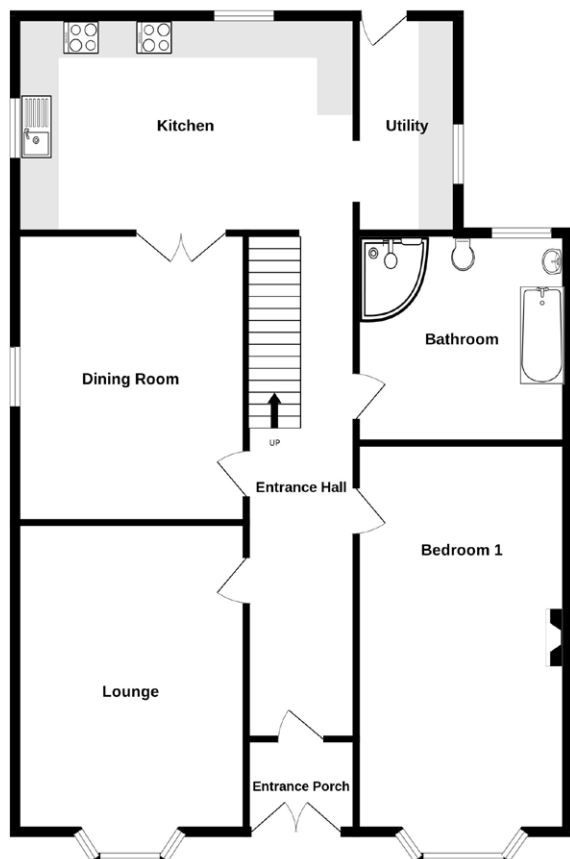




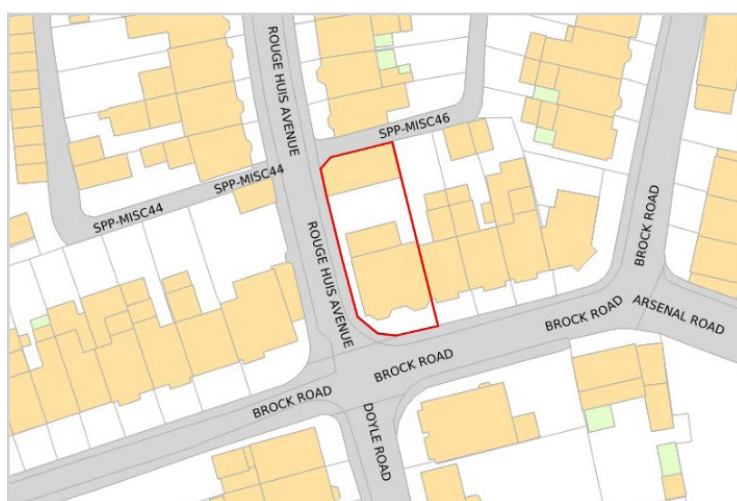
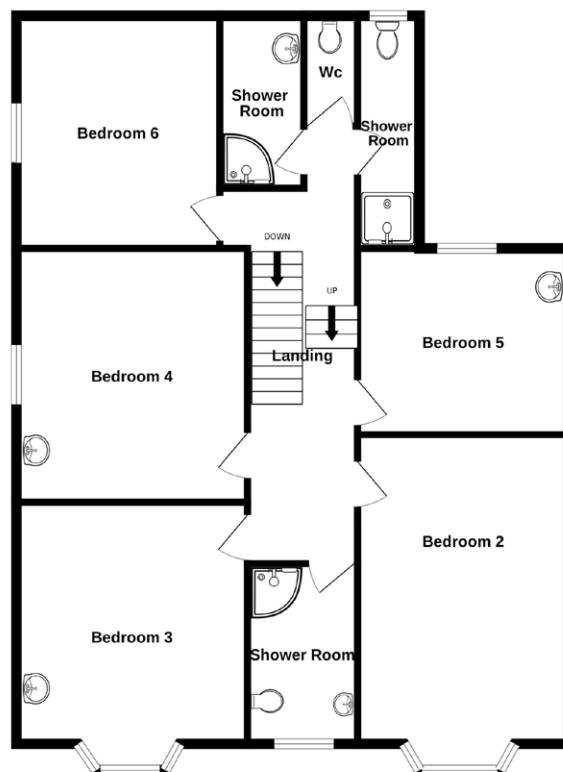


Floorplan

GROUND FLOOR



1ST FLOOR



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Entrance porch

6' x 5' (1.8m x 1.5m)

Entrance hall

28' x 6' (8.4m x 1.8m)

Lounge

17'6 x 12'8 (5.3m x 3.9m)

Dining room

16' x 14'6 (4.9m x 4.5m)

Kitchen

14'6 x 11'5 + 12' x 6'7
(4.9m x 3.5m + 3.7m x 2m)

APPLIANCES

- 3 Fridges
- Freezer
- Hob
- 2 ovens
- Hotpoint dishwasher
- Igenix microwave

Utility

APPLIANCES

- 2 washing machine
- 2 tumble dryers

Bedroom 1

20'7 x 11'8 (6.3m x 3.6m)

Bathroom

10'9 x 9'8 (3.3m x 3m)

FIRST FLOOR

Bedroom 2

13'9 x 12'8 (4.2m x 3.8m)

Bedroom 3

13' x 11'6 (4m x 3.5m)

Bedroom 4

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

Bedroom 5

12'8 x 9'10 (3.9m x 3m)

Shower room

9'10 x 6' (3m x 1.8m)

Bedroom 6

11'6 x 11'6 (3.5m x 3.5m)

Shower room

7'5 x 4'5 (2.3m x 1.4m)

Separate WC

Shower room

8'6 x 4'8 (2.6m x 1.4m)

EXTERIOR

The property is approached from the road onto a paved walking area. To the rear of the property there is a detached 4 car garage and an enclosed concrete yard.

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

Services: Mains electricity, water, gas and drainage, oil fired heating, uPVC double glazing.

Finding the property: Travelling along Rouge Huis Avenue, it's the last house on the left and makes the corner with Brock Road. Vehicular access is the last drive on the left along the Avenue.

Perry's ref: 3 G5

what3words: revamped.misused.
usefully

TRP: 350

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