



# Osborne

Les Cornus Clos, La Route Des Cornus, St. Martin, GY4 6PT

£4,500pm

LOCAL MARKET RENTAL

JOINT AGENT

This brand-new Hanse Haus is situated in picturesque St Martins, offering a perfect blend of contemporary design, accessibility, and energy efficiency.

Thoughtfully designed with wheelchair access on the ground floor, this substantial family home benefits from high-quality finishes and enjoys beautiful countryside views.

The ground floor features a spacious open-plan kitchen, dining, and living area, creating an ideal space for modern family living and entertaining. An inner hallway with an impressive solid oak staircase leads through the property, which also includes a double bedroom, a stylish shower room, and a generous utility room.

On the first floor, the master bedroom benefits from a private balcony, shared with the second bedroom, providing an ideal spot to enjoy the surrounding views. There is also a further double bedroom and a large family bathroom.

School catchment: St Martins Primary School / Les Beaucamps High School

## Key facts



- Bright and spacious open-plan kitchen, dining and living area.
- Ground floor double bedroom, shower room, utility room, and wheelchair accessibility.
- Sunny rear patio, parking for up to four vehicles, and two storage sheds.
- Regret no smokers or pets
- Available immediately

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



**cooper  
brouard**  
GUERNSEY'S ESTATE AGENT









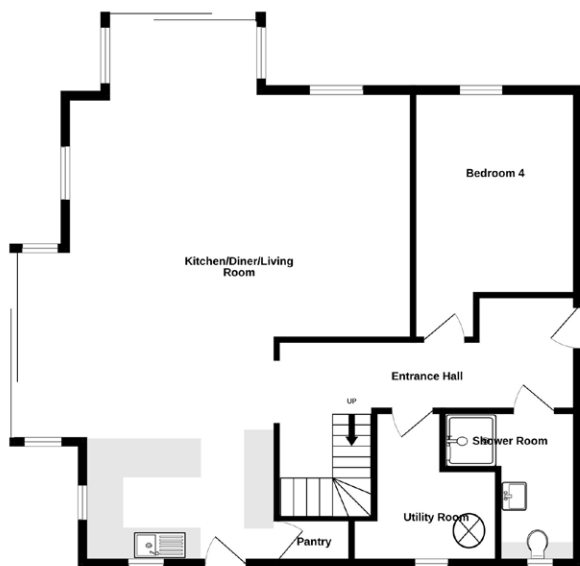




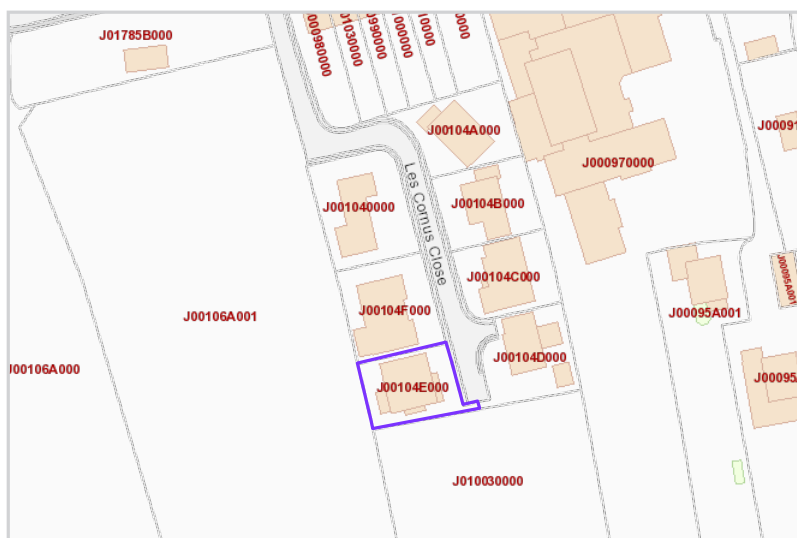
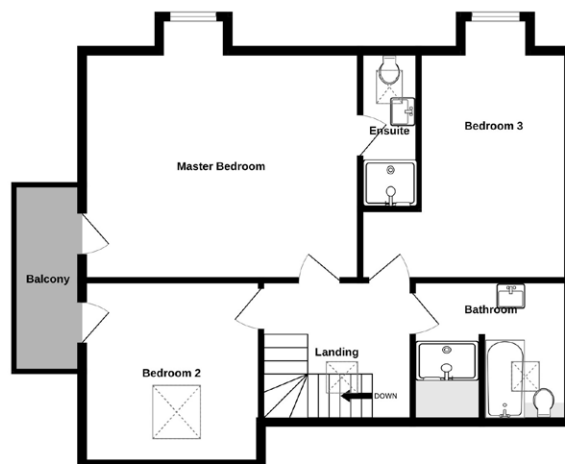


## Floorplan

GROUND FLOOR



1ST FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2026

## GROUND FLOOR

Kitchen / Diner /  
Living Room

35'4 x 26'3 max x 13'3 min  
(10.77m x 8.00m max x  
4.04m min)

## APPLIANCES

- Neff single oven
- Neff combi oven
- Neff warming drawer
- Neff wide induction hob
- Neff ceiling extractor
- Neff integrated dishwasher
- Neff integrated fridge/freezer
- Caple wine cooler

## Inner Hall

18'9 x 3'3 min x 10'4 max  
(5.71m x 0.99m min x 3.15m  
max)

## Bedroom 4

10'2 x 10'9 (3.10m x 3.28m)

## Utility

8'2 x 9'5 (2.49m x 2.87m)

## APPLIANCES

- Siemens washing machine
- Siemens tumble dryer

## Shower Room

9'5 x 6'8 max x 3'6  
(2.87m x 2.03m max x 1.07m)

## FIRST FLOOR

## Master Bedroom

16'3 x 14'1 (4.95m x 4.29m)

## En-Suite

4'9 x 10'5 (1.45m x 3.17m)

## Bedroom 2

13'2 x 15'1 (4.01m x 4.60m)

## Bedroom 3

10'5 x 14'2 (3.17m x 4.32m)

## Bathroom

10'5 x 11'0 (3.17m x 3.35m)

## EXTERNAL

Externally, the property offers a sunny rear patio, perfect for outdoor dining and relaxation. To the front, there is ample parking for up to four vehicles, together with two useful storage sheds.

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

**Services:** Mains electricity and water, electric underfloor heating and air conditioning throughout, mains drainage, uPVC double glazing.

**Perry's ref:** 30B1

**what3words:** basket.  
proactively.birthrate

## LEASE

**Term:** 1 year minimum

**Rent:** £4,500

**Deposit:** Equivalent of 1½ month's rent

**Available:** Immediately

**Restrictions:** Regret no smokers or pets

**Additional costs:** Utilities bills ie electricity & telephone. Insurance on personal possessions.

## Personal References:

From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

## Confirmation of

**affordability:** We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

**Proof of identity:** Copy or sight of passport or drivers licence and last three months bank statements.

## Housing licence (if

**applicable):** Proof that a housing licence has been granted. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

## CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill



Shelley



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

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

