

Holly Lodge

£715,000

Le Grand Fort Road, St Sampson, GY2 4FG

LOCAL MARKET JOINT AGENT

This charming semi detached listed home offers well proportioned accommodation over three floors.

The ground floor comprises a spacious kitchen/diner, dual-aspect lounge, snug/bedroom 4 and WC. To the first floor are two double bedrooms with a family bathroom and the second floor provides a further bedroom together with dressing room.

Externally the property benefits from attractive fore and rear gardens together with parking for 2-3 vehicles accessed via a shared driveway.

School catchment: Hautes Cappelles Primary School / St Sampson's High School

Key facts

3/4 1 1/2

- Listed semi detached home
- Offering up to 4 bedrooms
- Accommodation spanning 3 floors
- Parking for 2-3 vehicles
- Pleasant gardens
- Great family home

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

cooper brouard
GUERNSEY'S ESTATE AGENT




Hotpoint
SMEG





















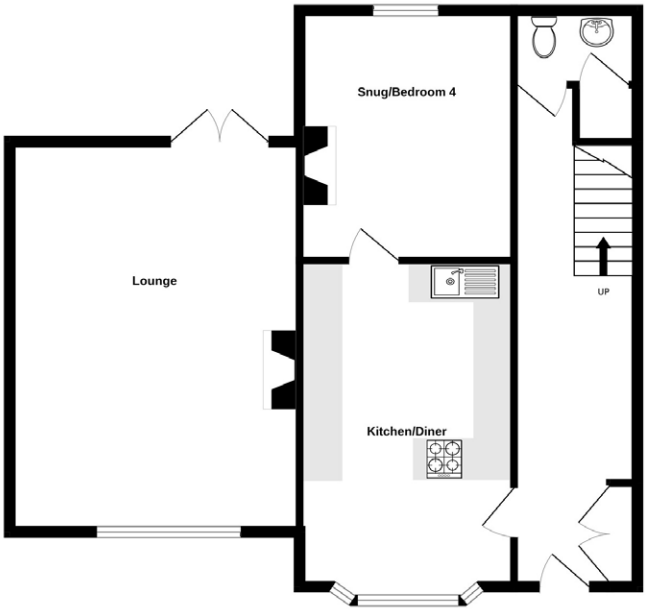




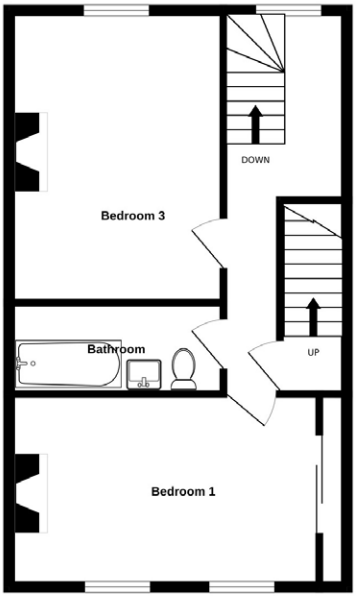


Floorplan

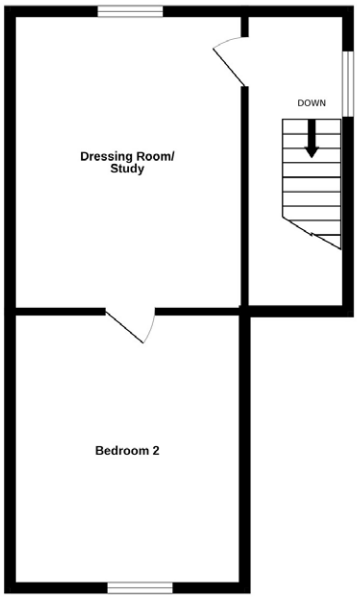
GROUND FLOOR

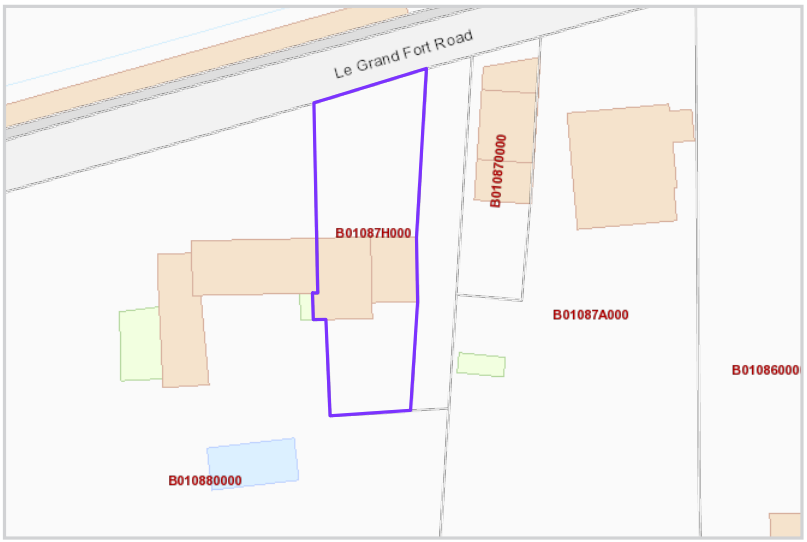


1ST FLOOR



2ND FLOOR





Mapping / Aerial Photography Copyright © States of Guernsey 2026

GROUND FLOOR

Entrance hall

21'8 x 5'4 (6.6m x 1.6m)

Kitchen/diner

16'9 x 10'10 (5.1m x 3.3m)

APPLIANCES

- Neff electric oven
- Hob
- Neff extractor fan
- Neff integrated microwave
- Neff integrated slimline dishwasher
- Hotpoint washing machine

Lounge

19'10 x 14'8 (6m x 4.5m)

Snug/bedroom 4

12'7 x 12'5 (3.9m x 3.8m)

WC

6'2 x 3'9 (1.9m x 1.1m)

Cupboard housing Zanussi tumble dryer

FIRST FLOOR

Landing

8'8 x 5'5 (2.7m x 1.7m)

Bedroom 1

18' 1 x 12'6 (5.5m x 3.8m)

Bathroom

12' x 4'3 (3.7m x 1.3m)

Bedroom 3

12'6 x 9'6 (3.8m x 2.9m)

SECOND FLOOR

Dressing room/study

12'10 x 11'9 (4m x 3.6m)

Bedroom 2

13'7 x 11'11 (4.2m x 3.7m)

EXTERIOR

There is parking for 2-3 vehicles to the rear of the property, this parking area is accessed via a shared driveway. There is a pleasant fore and rear garden laid to both lawn and patio with mature planting.

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

Services: Mains electricity and water, mains drainage, electric central heating, timber frame single glazing.

Perry's ref: 10 A2

what3words: pretty.blusher.goggles

TRP: 174 LISTED

CONTACT OUR LOCAL MARKET TEAM


Matt


Ben


Liz


Hannah

cooper brouard

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

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

These particulars are supplied on the understanding all negotiations are conducted through this office.
We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.