



# Rouge Huis Lodge

Brock Road, St Peter Port GY1 1RB

## £1,350,000

OPEN MARKET - PART D

SOLE AGENT

Rouge Huis Lodge is a substantial Part D property which offers 6 spacious bedrooms, 3 bathrooms, 2 reception rooms, a secluded garden and detached garage with parking for up to 4 cars. Internal viewing is highly recommended.

School catchment: Vauvert Primary and Mare de Carteret High

### Key facts



- Substantial detached town house
- Great investment opportunity
- Detached garage and parking for 4 cars
- Easy walk into town
- Close to amenities and Leisure Centre

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GUERNSEY'S ESTATE AGENT

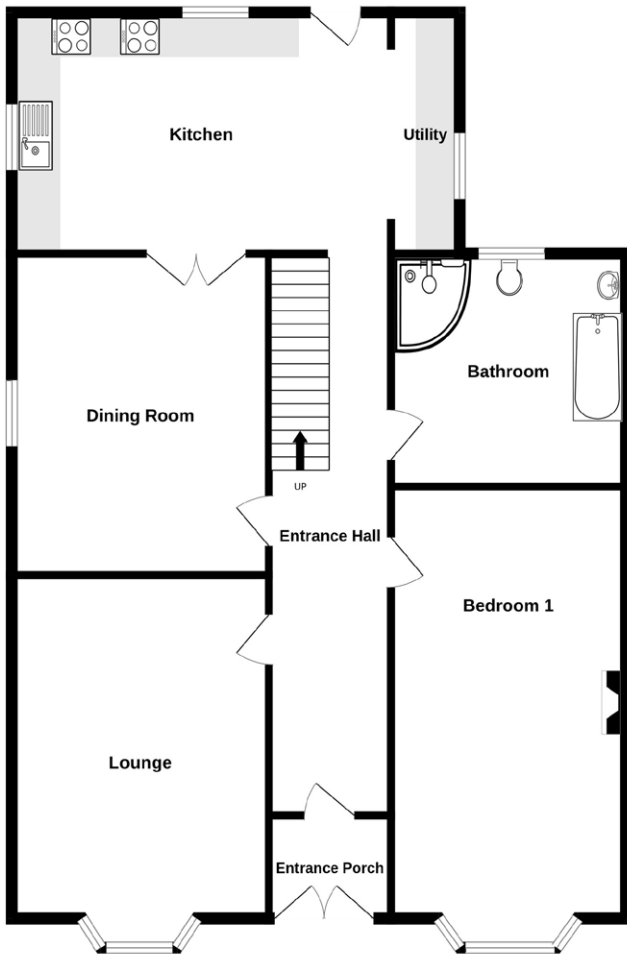




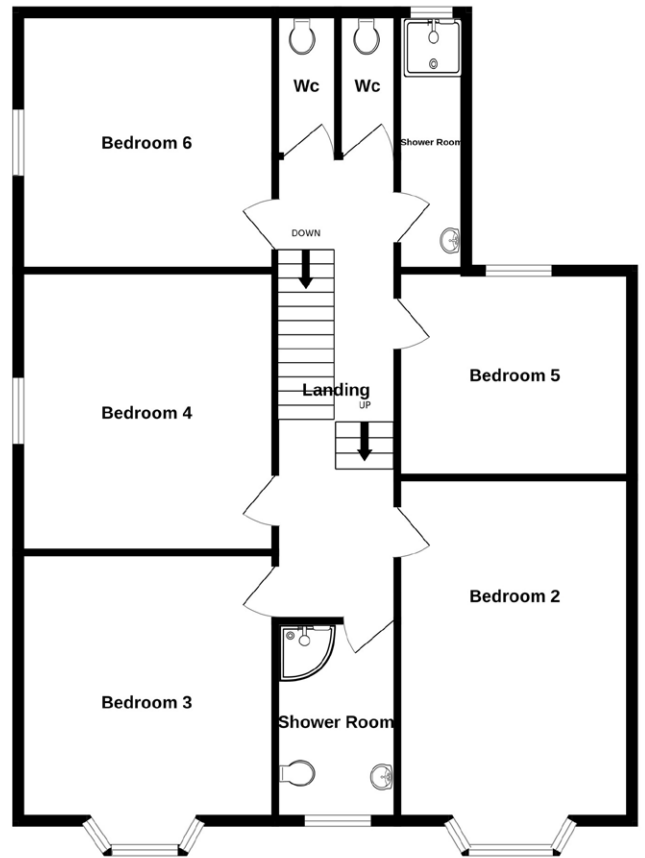


# Floorplan

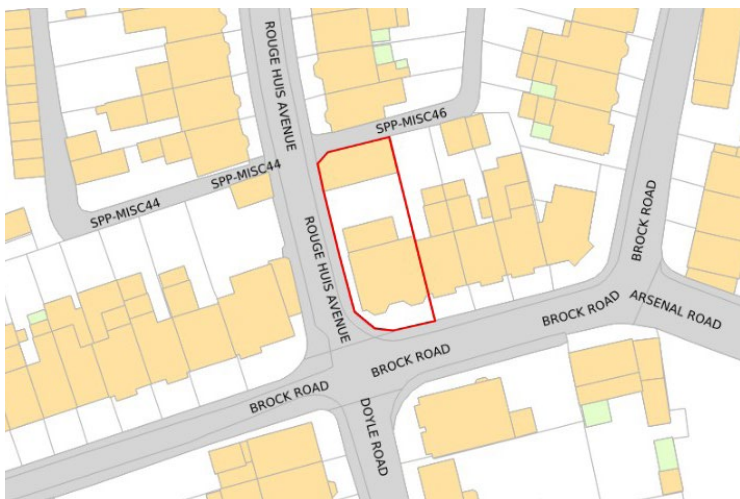
GROUND FLOOR



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

### Landing

### 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)

## SECOND FLOOR

### Landing

### 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

### Separate WC

## 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

## CONTACT OUR OPEN MARKET TEAM



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