



# Bellevue House

£4,900,000

3, La Margion, La Rue du Crocq, St Saviour, GY7 9XQ

OPEN MARKET

Positioned on the west coast shoreline, this striking recently constructed, contemporary composite-clad residence offers effortless coastal living with coastal and rural views enjoyed from every aspect.

With an elevated foundation of nearly two metres in places, the ground floor boasts a spacious open-plan kitchen and living area, where expansive floor-to-ceiling glazing perfectly frames the ever-changing seascape. Four well-appointed bedroom suites are thoughtfully arranged across the ground and first floors.

Externally, the property benefits from ample parking, an integral garage and garden, while a military bunker adds a unique historical dimension and offers versatile storage space.

A rare opportunity to acquire a one-of-a-kind coastal home, meticulously finished to the highest standard.

## Key facts



- Striking new build residence
- Approx. 5,000 sq ft of accommodation
- Prime coastal location
- 4 bedroom suites
- Parking, integral garage and manicured gardens
- Preserved military bunker

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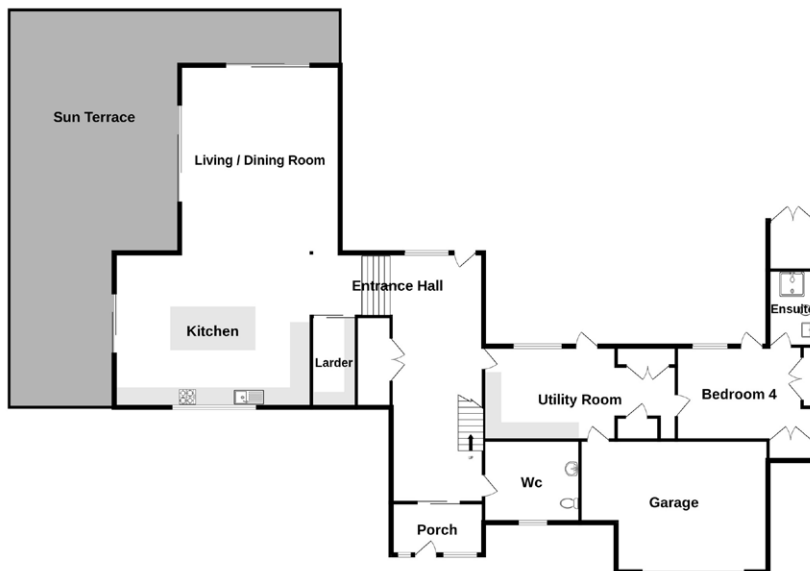




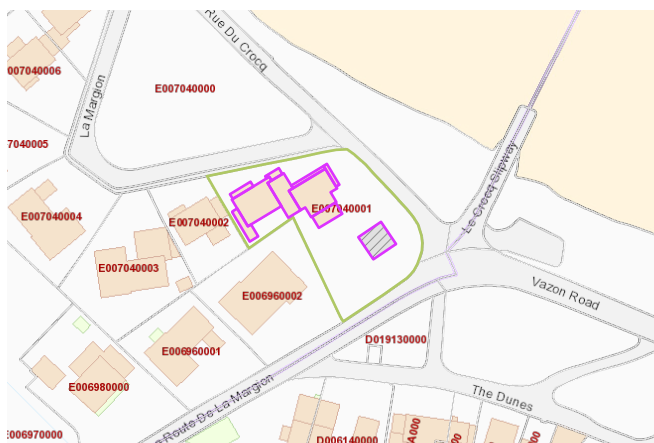
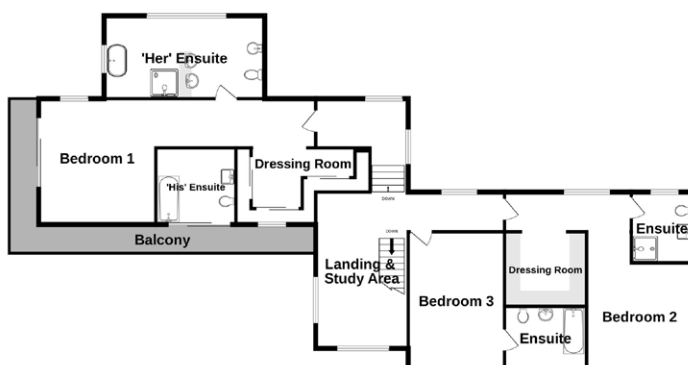


# Floorplan

GROUND FLOOR



1ST FLOOR



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## GROUND FLOOR

## Porch

3.3m x 1.8m

## Entrance hall

3.3m x 8.9m

## WC

1.8m x 3m

## Utility

7.1m x 3.4m

## Bedroom 4

5m x 3.3m

## En-suite

2.7m x 1.8m

## Double garage

6.7m x 4.6m max

## Kitchen

7m x 5.5m

## Larder

3.5m x 1.6m

## Living / dining room

6.7m x 5.9m

## FIRST FLOOR

## Landing / Study Area

5.4m x 3.3m

## Inner hall

3.6m x 1.3m

## Bedroom 3

4.9m x 3m

## En-suite

2.9m x 2.2m

## Bedroom 2

3.8m x 3.3m

## Dressing room

3m x 2.6m

## En-suite

2.5m x 2.1m

## Bedroom 1

4.5m x 4.2m

## Dressing room

4.4m max x 2.6m max

## 'His' en-suite

2.8m x 2.7m

## 'Her' en-suite

5.7m x 2.9m

## EXTERIOR

The property is approached off the clos road onto a porcelain paved driveway which provides parking for four vehicles externally. An electric garage door opens to provide two further internal parking spaces complete with electric charging port. To the rear of the property are sheltered patio areas, perfect for laundry and to enjoy the afternoon sunshine. These lead around to a further area laid to lawn, housing two garden sheds (one of which houses a disconnected borehole mechanism) and access to the military bunker, built in 1942, which is currently used as a workshop and has recently had electrics installed. Accessed via the garden and from the living room sliding doors, a large composite deck is best placed to enjoy alfresco dining as well as areas laid to rockery, herb gardens and planting. The first floor boasts a wrap around composite balcony accessed via the primary bedroom suite which enjoys elevated coastal views.

**Price to include:** Fitted carpets, curtains, electric blinds throughout and appliances as listed. Tiled flooring in main hallway, kitchen and utility room, wooden flooring on first floor and living room.

**Services:** Mains electricity and water, mains drainage - communal pump in clos green, electric underfloor heating throughout the new section of the property - heating and hot water is by a 23 KW electric system on super economy supply supplemented by solar panels, top grade aluminium framed double glazing. A wifi mesh is installed throughout with repeaters and linked to the optic fibre telecom supply.

**Clos fee:** £60 per month to cover communal green maintenance, the communal drainage pump plus a share in the communal roadway and sinking fund.

**Perry's ref:** 13 G3

**what3words:** fairness.song.silks

**TRP:** 588 (inc. military bunker)

## CONTACT OUR OPEN MARKET TEAM



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