



Figures Barn

Havilland Road, St Peter Port, GY1 1ER

£535,000

LOCAL MARKET

SOLE AGENT

This charming 2 bed cottage enjoys a highly desirable and convenient location, offering flexible accommodation and plenty of character.

With wonderful gardens to the front and rear, it provides a lovely outdoor setting.

In need of modernisation throughout, this much-loved, one-owner home presents an exciting opportunity to create something truly special.

School catchment: Vauvert Primary School / Les Varendes High School

Key facts



- Quiet and convenient location
- Good sized rear garden
- Characterful cottage
- On-street parking
- Excellent potential

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



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GUERNSEY'S ESTATE AGENT







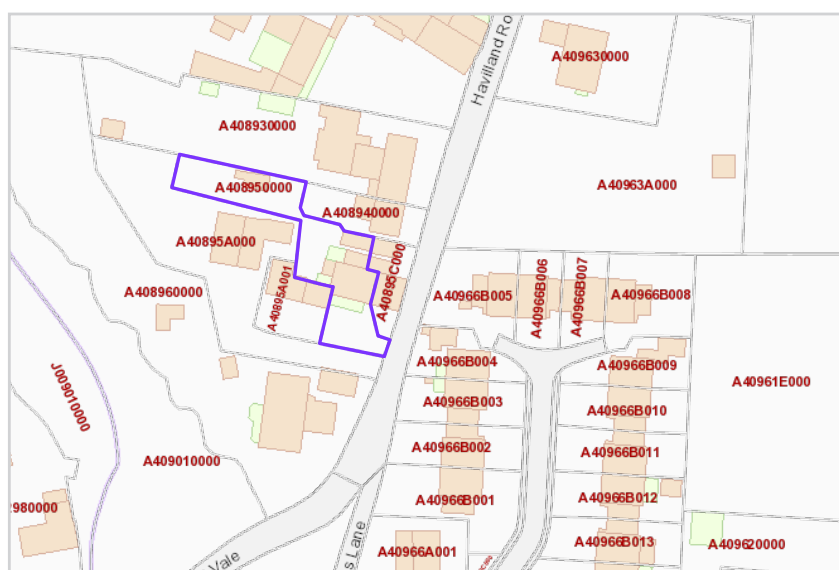
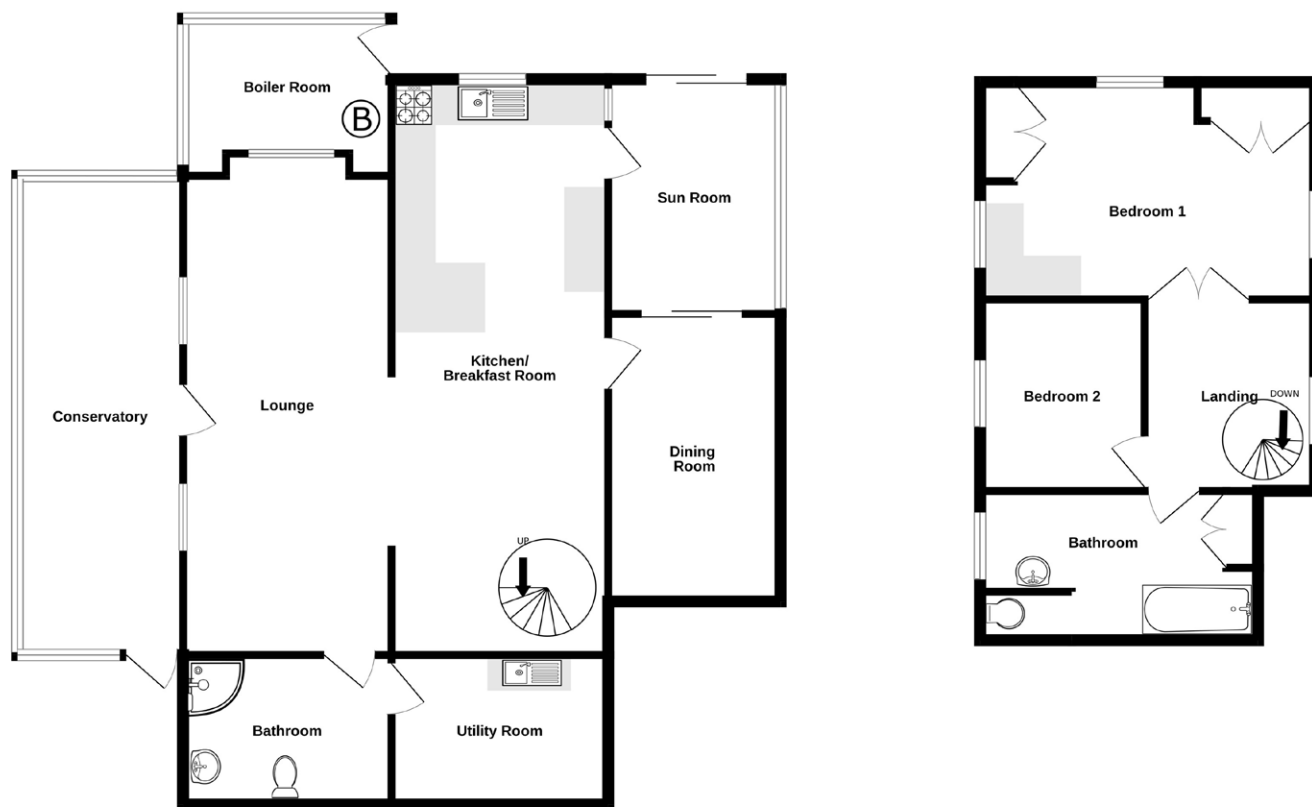








Floorplan



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GROUND FLOOR

Conservatory

23'7 x 8'2 (7.2m x 2.5m)

Lounge

23' x 10'4 (7m x 3.2m)

Bathroom

7'9 x 7'9 (2.4m x 2.4m)

Utility

10'9 x 7'5 (3.3m x 2.3m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

Kitchen/ breakfast room

28'4 x 5'7 (8.6m x 1.7m)

APPLIANCES

- Miele dishwasher
- Neff 4 ring induction hob
- Oven
- AEG extractor fan

Sun room

11'8 x 8'9 (3.6m x 2.7m)

Dining room

14'1 x 8'6 (4.3m x 2.6m)

APPLIANCES

- Fridge freezer

FIRST FLOOR

Landing

9'4 x 8' (2.9m x 2.4m)

Bedroom 2

9'4 x 8'7 (2.9m x 2.7m)

Bathroom

11'9 x 7'6 (3.6m x 2.3m)

Bedroom 1

17'1 x 10'5 (5.2m x 3.2m)

EXTERIOR

Approached from the road with on-street parking, the property enjoys a mature front garden.

To the rear, there is a generous decked and gravelled seating area, an outdoor store, and wonderful lawned gardens currently housing multiple sheds.

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

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

Perry's ref: 25 F4

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TRP: 167

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Hannah