



La Ruelle

£POA

La Ruelle Lane, St Martin, GY4 6QW

LOCAL MARKET

SOLE AGENT

'La Ruelle' is one of the best examples of a traditional local market farmhouse that we have seen in recent years.

This truly exceptional and beautifully renovated listed farmhouse is designed for comfort and style and blends timeless character with modern luxury, and is ready to enjoy from day one. Immaculately presented throughout, the home offers generous living spaces enhanced by high end finishes perfectly blended with more traditional period features. The property boasts a number of reception rooms, a dedicated study, and a cinema room perfect for family entertainment.

On the first and second floors are 4 double bedrooms with a generous primary suite including dressing room and ensuite, there is a separate lounge with balcony overlooking the garden at this level which can form part of primary suite or be utilised as a separate reception room. Externally there is a four car garage and pool complex which also houses a games room and one bedroom annexe providing an ideal space for guests. With ample parking and west facing gardens, 'La Ruelle' is a wonderful family home deserving closer inspection.

Key facts



- Substantial 4 bed, 3 bath family home
- Impressive primary suite
- Large additional garage/ guest block
- Four car garage, indoor pool and games room
- Ample parking and west facing garden
- Cinema room

School catchment: St Martins Primary & Les Beaucamps High School

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GUERNSEY'S ESTATE AGENT













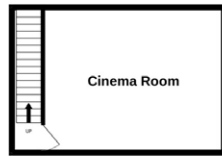




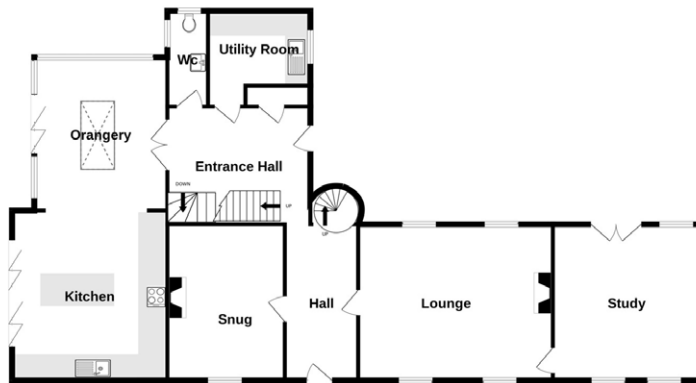


Floorplan - Main House

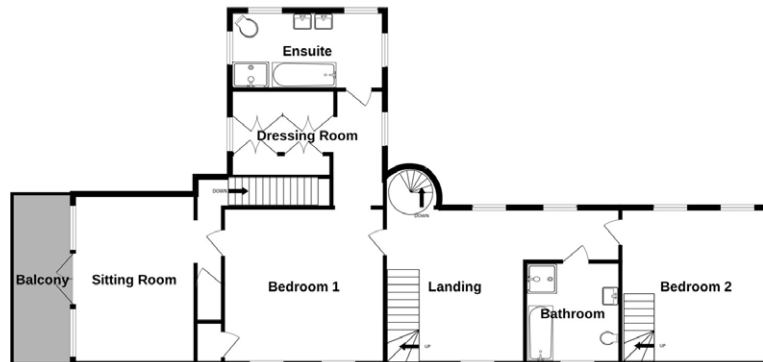
BASEMENT
295 sq.ft. (27.4 sq.m.) approx.



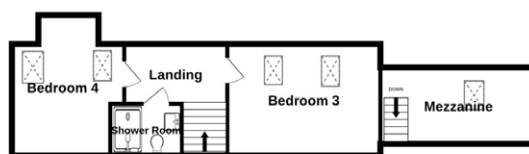
GROUND FLOOR
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR
1382 sq.ft. (128.4 sq.m.) approx.



2ND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

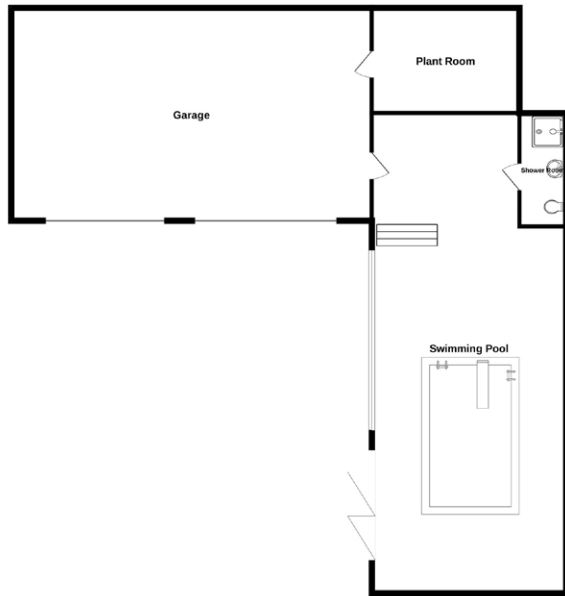


TOTAL FLOOR AREA : 3742 sq.ft. (347.7 sq.m.) approx.

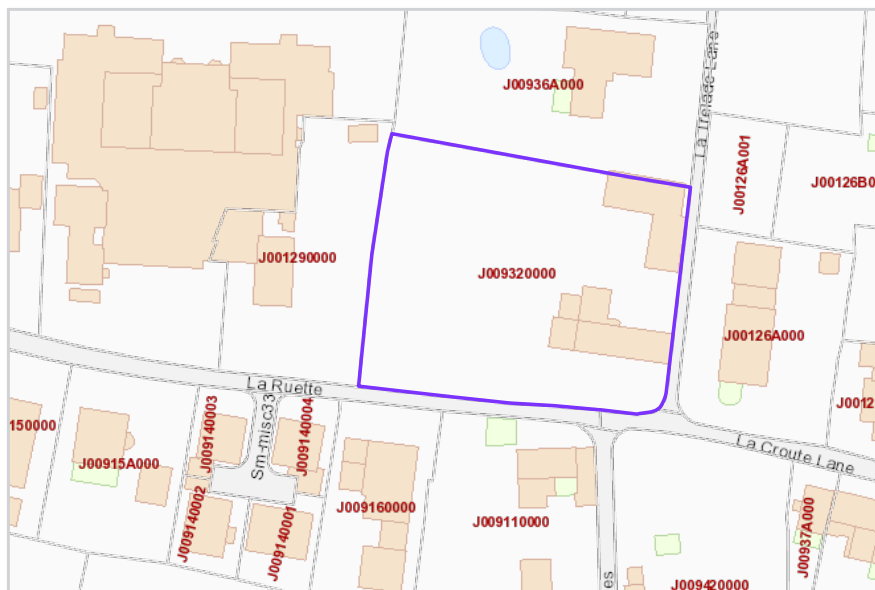
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Floorplan - Garage/Guest Block

GROUND FLOOR



1ST FLOOR



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MAIN HOUSE

GROUND FLOOR

Entrance Hall

14'11" x 11'7" (4.5m x 3.5m)

Utility

10'8" x 6'9" (3.3m x 2m)

APPLIANCES

- Bosch washing machine
- Bosch Tumble dryer

WC

9'10" x 3'9" (3m x 1.1m)

Orangery

15'1" x 13' (4.6m x 4m)

Kitchen

16'7" x 15'2" (5.1m x 3.7m)

APPLIANCES

- Neff oven x 2
- Neff induction hob
- Gaggenau extractor
- Neff dishwasher
- Samsung fridge/freezer
- Undercounter fridge

Hall

15'3" x 7'2" (4.6m x 2.2m)

Snug

15' x 11'5" (4.6m x 3.5m)

Lounge

19' x 15'3" (5.8m x 4.6m)

Study

15'3" x 14" (4.6m x 4.3m)

FIRST FLOOR

Bedroom 1

15'10" x 15'2"
(4.8m x 4.6m)

Dressing Room

14'11" x 9'10" (4.5m x 3m)

Ensuite

14'11" x 7'9"
(4.5m x 2.4m)

Bedroom 2

15'3" x 14'10"
(4.6m x 4.5m)

Bathroom

10' x 9'7" (3.1m x 3m)

Mezzanine

15'2" x 7'4" (4.6m x 2.2m)

Sitting Room

16'7" x 12' (5m x 3.7m)

SECOND FLOOR

Bedroom 3

15' x 11' (4.6m x 3.4m)

Bedroom 4

13'9" x 10'4"
(4.2m x 3.1m)

Shower room

7' x 5' (2.1m x 1.5m)

BASEMENT

Cinema Room

17'9" x 14'3"
(5.4m x 4.3m)

GARAGE/GUEST BLOCK

GROUND FLOOR

Garage

33'11 x 20' (10.3m x 6.1m)

Swimming Pool room

45'2 x 18'6 (13.8m x 5.6m)

Shower room

10'8 x 4'6 (3.3m x 1.4m)

Plant Room

13'10 x 9'10 (4.2m x 3m)

FIRST FLOOR

Games Room

36'9 x 15'9 (11.2m x 4.8m)

Bathroom

11'11 x 6'9 (3.6m x 2.1m)

Lounge

17'2 x 14'3 (5.2m x 4.3m)

Bedroom

16'1 x 12'10 (4.9m x 3.9m)

Bathroom

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

EXTERIOR

Set on a generous, well-maintained plot, this charming home is surrounded by expansive lawned gardens, creating a peaceful and private setting. To the front, a neatly kept lawn is enclosed by traditional granite walls, adding character and a welcoming feel.

To the side, an electric gated block-paved driveway provides ample parking, with an additional gravelled area for extra vehicles or visitors. Mature shrubs and established trees border the property, ensuring a high degree of privacy.

A sunny patio, accessed from both the sunroom and kitchen, is complete with a canopy—ideal for al fresco dining and entertaining.

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

Services: Mains electricity, water and drainage, oil fired central heating, underfloor heating throughout the property including upstairs in the garage block, timber double glazing.

Perry's ref: 30 A2

what3words: catfight.sever.deflect

TRP: House 461, Garage & Pool complex 278

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