



Al-Je Vinery

La Rue Perrot, Forest, GY8 0DZ

£1,850,000

LOCAL MARKET

SOLE AGENT

This spacious detached chalet bungalow, with self-contained integral wing, is set within 2.65 acres of private grounds.

'Al-Je Vinery' offers exceptionally versatile accommodation, ideal for multi-generational living, extended family or guest use, together with a substantial detached 1,250 sq ft shed/store and extensive parking.

Occupying a secluded position at the end of a long private driveway, the property enjoys a sunny south and west-facing aspect, mature gardens and a peaceful rural setting in the heart of the Forest.

School catchment: Forest Primary School / Les Beaucamps High School

Key facts



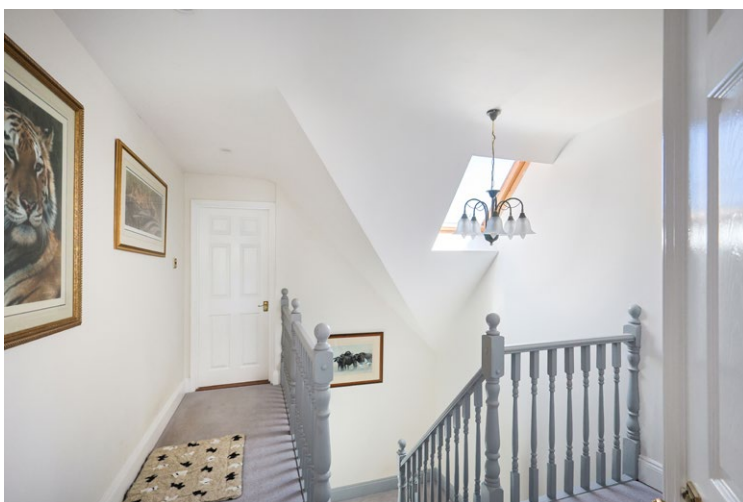
- Large, detached chalet bungalow with integral wing
- Excellent detached 1,250 sq ft shed/store
- Extensive 2.65 acre plot offering privacy and sunny aspect
- Ideal for multi-generational living with self-contained wing accommodation
- Long private driveway with ample parking and mature grounds

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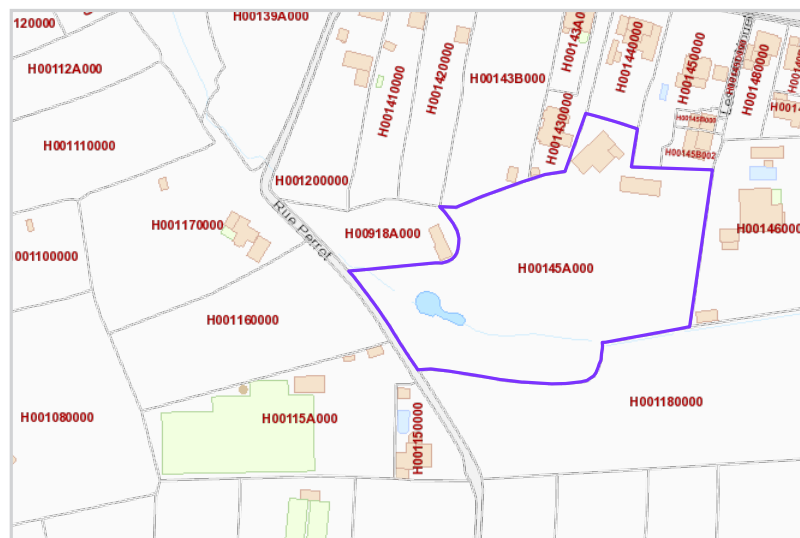
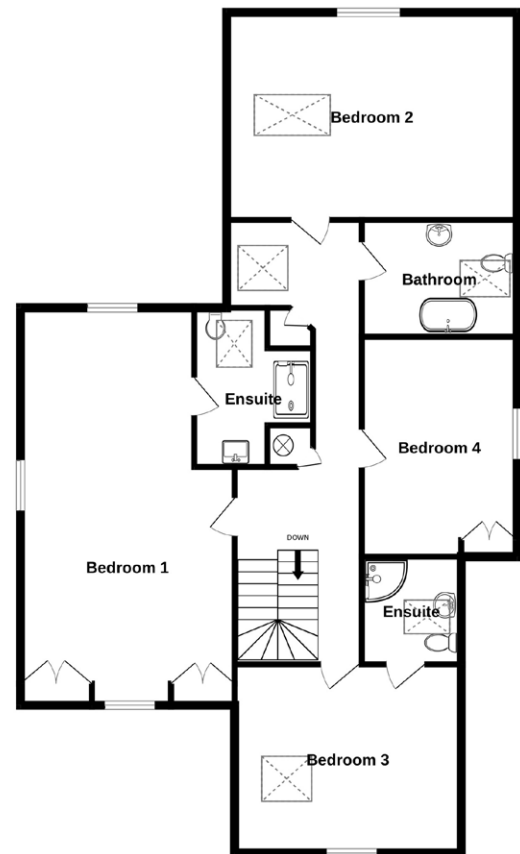
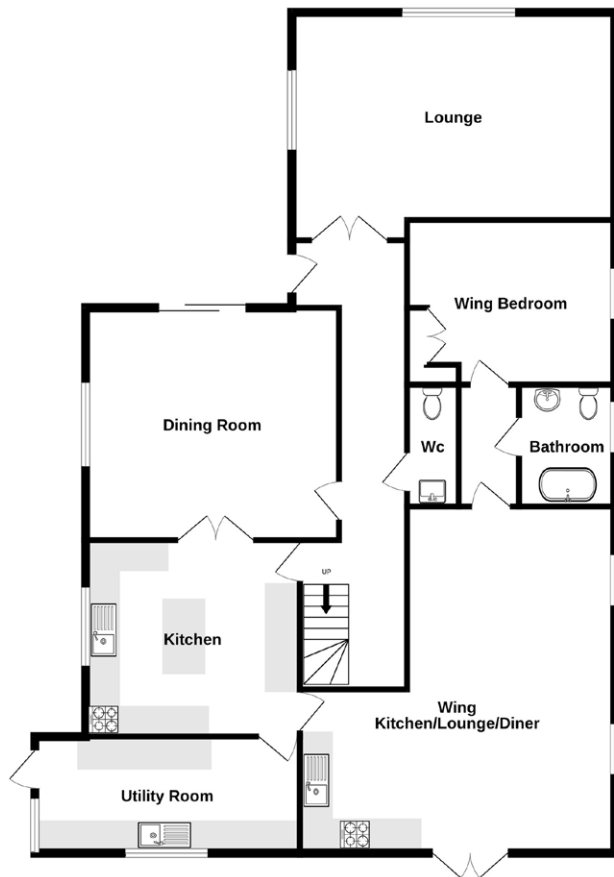






GROUND FLOOR
1679 sq.ft. (156.0 sq.m.) approx.

1ST FLOOR
1330 sq.ft. (123.5 sq.m.) approx.



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MAIN HOUSE

Ground Floor

Entrance hall

29' max x 6'6 max (8.8m x 2m)

WC

8' x 3'6 (2.5m x 1.1m)

Dining room

16'9 x 13'10 (5.1m x 4.2m)

Kitchen

15'9 x 15'3 (4.8m x 4.6m)

APPLIANCES

- Neff fridge freezer
- Neff double oven
- Neff hob & extractor
- Neff dishwasher
- Panasonic microwave

Utility

19'10 x 8'10 (6m x 2.7m)

APPLIANCES

- Hotpoint fridge
- Hotpoint washing machine
- Hotpoint tumble dryer

Lounge

21'2 x 15'7 (6.4m x 4.7m)

INTEGRAL WING

Wing kitchen/ lounge/diner

22'8 max x 20'9 max (6.9m x 6.3m)

APPLIANCES

- Hotpoint oven
- Beko hob and extractor
- Integrated fridge freezer
- Beko washing machine

Inner hall

8' x 3'2 (2.5m x 1m)

Wing bathroom

8' x 6'3 (2.5m x 1.9m)

Wing bedroom

13'9 x 10'9 (4.2m x 3.3m)

MAIN HOUSE

First Floor

Landing

30'1 x 8'8 max (9m x 2.7m)

Bedroom 1

19'7 x 15'4 max (6m x 4.7m)

En-suite

10'7 x 9' (3.3m x 2.7m)

Bedroom 2

17'9 x 15' (5.4m x 4.6m)

Bathroom

8'3 x 7'4 (2.5m x 2.2m)

Bedroom 3

15'5 x 13'4 max (4.7m x 4.1m)

En-suite

7'4 x 6'10 (2.2m x 2.1m)

Bedroom 4

14' x 10'5 (4.3m x 3.2m)

EXTERIOR

The property is set well back from the road and is reached by a long private, tarmac driveway which runs through the 6 vergee 25.5 perch (2.65 acre) mainly grassed plot to ample parking adjacent to the house, and a detached newly clad timber frame domestic shed/store measuring 1250 ft 2 (116m). To the rear of this is a timber garden store with double doors.

To the front of the house is a lovely, south and west facing sun terrace with excellent views over the private gardens.

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

Services: Mains electricity (2 x 3 phase supplies – one for the house and one for the shed and garaging) and water, borehole water for the garden, mains drainage, oil fired central heating, uPVC double glazing.

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what3words: lure.default.flapper

TRP: 616

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