



Clifton Cottage

Les Grands Marais, Vale, GY3 5DT

£1,350,000

LOCAL MARKET

SOLE AGENT

This detached bungalow offers spacious and well-balanced accommodation throughout, centred around an open-plan kitchen and dining room that provides an ideal space for modern family living.

A separate sitting room offers a more formal reception area, while the adjoining sunroom enjoys pleasant views over the gardens and provides a relaxing space to unwind. The accommodation is completed by three generous double bedrooms and three well-appointed bathrooms.

Occupying a substantial plot extending to approximately 4 verges and 6.39 perch, the property comprises mature domestic gardens together with agricultural fields, presenting a rare opportunity for those seeking space, privacy and equestrian facilities. The grounds include a sand school, three stables, a tack room, hay barn and a range of useful outbuildings, offering excellent facilities for horse owners as well as those requiring extensive storage or workshop space.

The gardens surrounding the home are further enhanced by a large greenhouse and an inviting swimming pool, creating a wonderful setting for outdoor living and entertaining. Combining comfortable accommodation with extensive grounds and excellent ancillary facilities, this is a unique property offering considerable lifestyle appeal.

School catchment: Vale Primary School / St Sampson's High School

Key facts



- Three bedroom bungalow
- Extensive agricultural land measuring 4 verges and 6.39 perch
- Excellent equestrian facilities
- Convenient location
- Multiple Outbuildings

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



**cooper
brouard**
GUERNSEY'S ESTATE AGENT













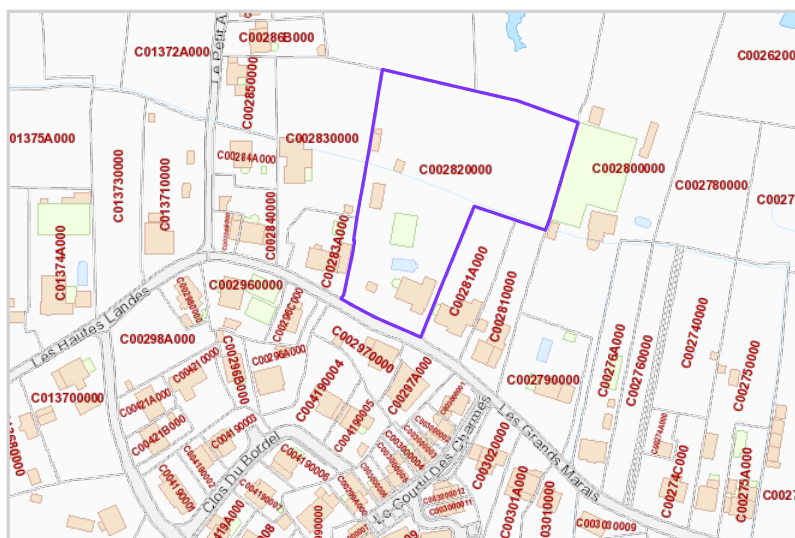
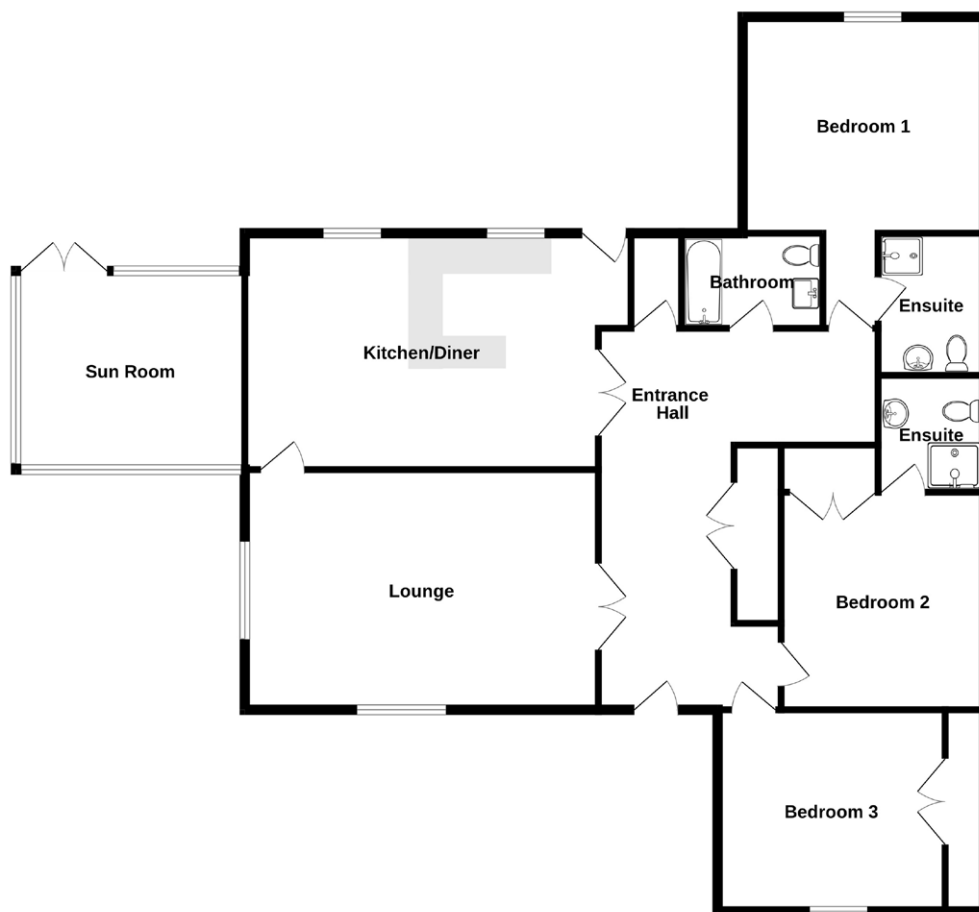






Floorplan

GROUND FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2026

GROUND FLOOR

Entrance hall

15'9 max x 15'8 max (4.8m x 4.8m)

Lounge

20'3 x 13'9 (6.2m x 4.2m)

Kitchen/diner

20'2 x 13'7 (6.1m x 4.2m)

APPLIANCES

- Hisense fridge freezer
- AEG dishwasher
- Samsung washing machine
- Midea tumble dryer
- Belling range and hob

Sun room

13'1 x 11'5 (4m x 3.5m)

Bathroom

8'8 x 5'8 (2.7m x 1.7m)

Bedroom 1

22'1 max x 13'9 (6.7m x 4.2m)

En-suite

9'1 x 6'3 (2.8m x 1.9m)

Bedroom 2

13'9 x 9'2 (4.2m x 2.8m)

En-suite

6'10 x 5'5 (2.1m x 1.7m)

Bedroom 3

12'1 x 11'6 (3.7m x 3.5m)

EXTERIOR

The property is approached via a quiet lane onto a tarmac driveway providing ample parking for several vehicles, complemented by a lawned front garden. A gate to the side gives access through to the rear garden, while a long driveway extends alongside the property, leading directly to the agricultural land, stables and outbuildings beyond.

To the rear, the grounds are fully enclosed and offer an excellent blend of domestic gardens and agricultural land. A swimming pool provides a fantastic space for relaxation and entertaining, whilst the extensive outdoor space includes a range of useful outbuildings and stables

Greenhouse

44'9 x 23'8 (13.6m x 7.2m)

Block built outbuilding

8' x 7'2 (2.4m x 2.2m)

Hay barn, tack shed & 3 stables

Outbuilding

24'3 x 12'3 (7.4m x 3.7m)

WC

8'9 x 5'7 (2.7m x 1.7m)

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

Services: Mains electricity and water, mains drainage, oil fired central heating, solar panels for swimming pool, uPVC double glazing, borehole on site.

Perry's ref: 7 F4

what3words: afford.mint.floating

TRP: 614

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Hannah