



## La Canadel

Rohais Road | St Peter Port | GY11FB

This beautiful, detached family home is full of character and charm, boasting a number of original features throughout. The property is in move-in condition and offers excellent social space as well as large bedrooms and little bonuses; like a boot room, a small study and a wine store. Accommodation comprises lounge, dining room, kitchen/breakfast room, large sunroom, three double bedrooms, bathroom, two WC's and a utility room. To the rear of the property is a low maintenance, sunny garden which is predominantly laid to lawn with a brand new decking area. There is gated access to the tarmac driveway, which can facilitate a number of vehicles, and a double garage/workshop. This unique property must be viewed internally to be fully appreciated.

**£985,000**

ESTATE AGENTS & PROPERTY MANAGERS

SOLE  
AGENT

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

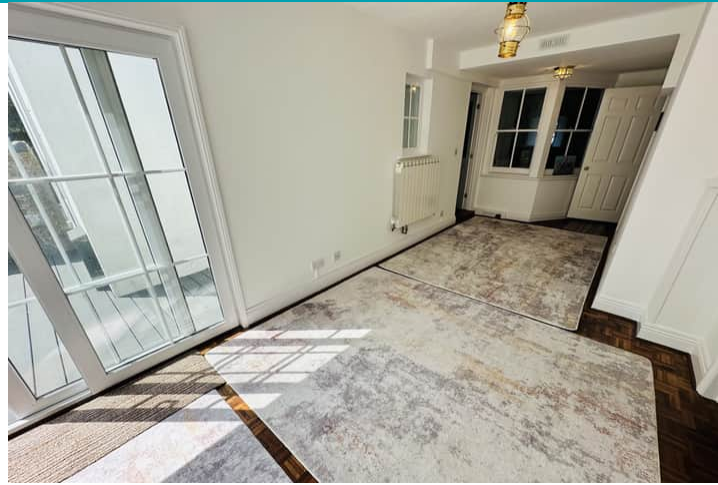
Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



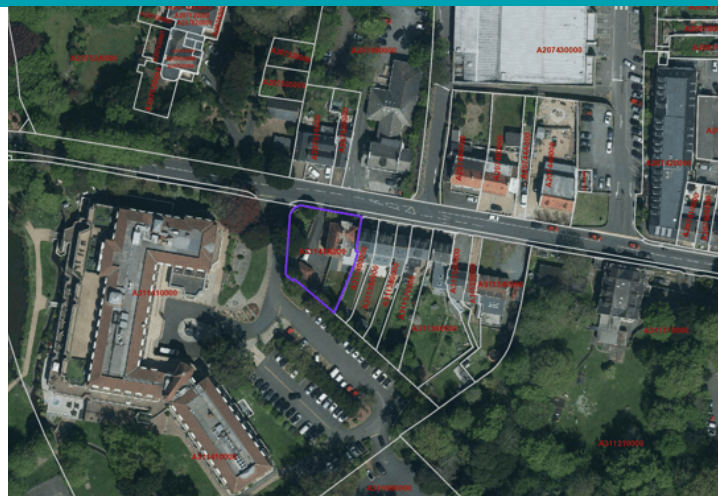
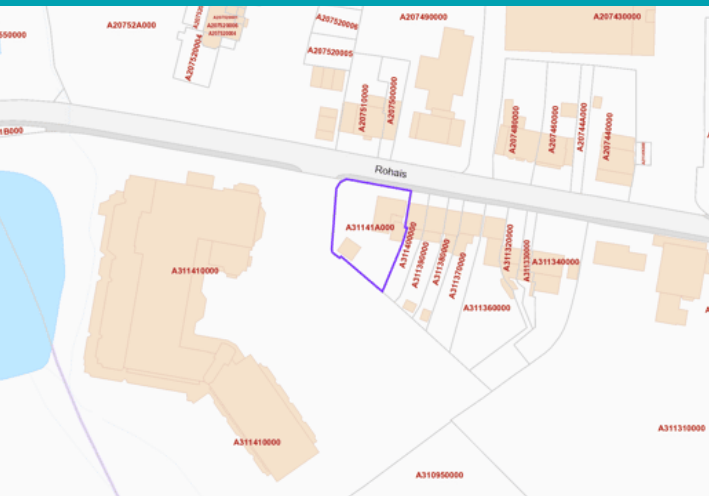
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

5.92m x 2.17m (19' 5" x 7' 1")

## Sitting Room

3.87m x 4.02m (12' 8" x 13' 2")

## Dinning Room

3.87m x 3.85m (12' 8" x 12' 8")

## Kitchen / Breakfast Room

3.54m x 3.67m (11' 7" x 12' 0")

## WC

2.22m x 1.03m (7' 3" x 3' 5")

## Sunroom

8.41m x 2.79m (27' 7" x 9' 2")

## Boot Room

0.97m x 1.07m (3' 2" x 3' 6")

## Inner Hall

1.25m x 1.15m (4' 1" x 3' 9")

## Wine Store

2.08m x 1.12m (6' 10" x 3' 8")

## Office

1.56m x 1.04m (5' 1" x 3' 5")

## Utility Room

2.68m x 1.42m (8' 10" x 4' 8")

## First Floor Landing

5.78m x 2.16m (19' 0" x 7' 1")

## Bedroom 1

4.02m x 3.89m (13' 2" x 12' 9")

## Bedroom 2

3.67m x 3.85m (12' 0" x 12' 8")

## Bedroom 3

3.55m x 3.53m (11' 8" x 11' 7")

## Bathroom

2.37m x 2.03m (7' 9" x 6' 8")

## WC

2.51m x 1.04m (8' 3" x 3' 5")

## Garden

To the rear of the property is a low maintenance, sunny garden which is predominantly laid to lawn with a brand new decking area.

## Parking

In addition to the double garage/workshop, the tarmac driveway can facilitate a number of vehicles.

## PRICE INCLUDES

Curtains, Carpets and Light fittings.

## SPECIAL FEATURES

- Full of character and charm
- Double garage
- Wine store
- Spacious accommodation
- Excellent storage

## SERVICES

Main drain, water and electricity. Oil fired central heating. Partial uPVC double glazing.

## APPLIANCES INCLUDED

Beko washing machine

Hotpoint tumble dryer

Statesmen Freezer

Hotpoint slimline dishwasher

Hotpoint fridge

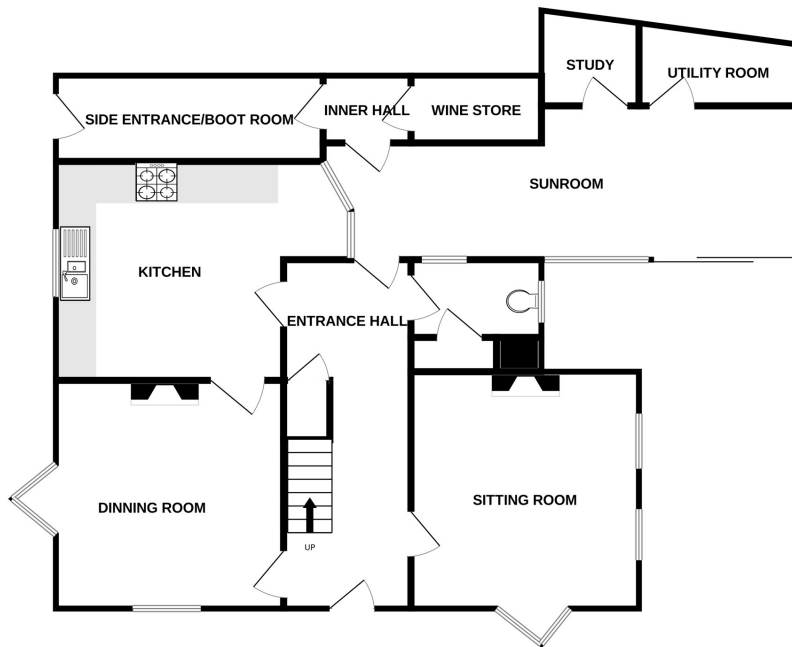
Hotpoint double oven

4 ring hob

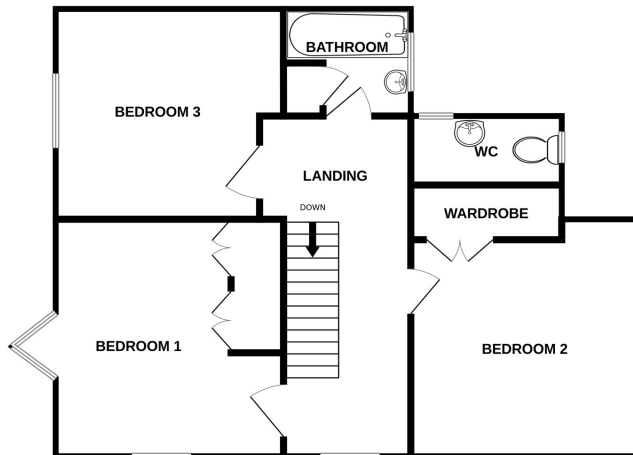
## SCHOOL CATCHMENT

- Vauvert Primary School
- Les Varendes High

## GROUND FLOOR



## 1ST FLOOR



LA CANADEL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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