

# LE RUEL

£2,000,000

LOCAL MARKET





# Le Ruel

Route Des Sablons, St. Pierre Du Bois,  
Guernsey, Channel Islands, GY7 9LN

£2,000,000  
LOCAL MARKET

This highly stylish and thoughtfully redeveloped home is positioned in an unrivalled location, boasting breathtaking west coast views over L'Eree and stretching towards Rocquaine. The main house is arranged over two floors and offers three beautifully appointed ensuite bedrooms.

The generous reception areas are perfectly placed to capture the stunning coastal outlook, creating a seamless connection between indoor living and the natural beauty beyond. For those seeking a multi-generational living arrangement, the property also includes a newly completed, detached one-bedroom dower unit. This charming addition features an excellent open-plan reception space, ideal for independent living or guest accommodation.

Externally, the home is complemented by patio areas and a lawned garden along with parking. This is a truly fantastic family home, offering highly flexible accommodation in a unique and enviable setting.















Stylishly redeveloped home with stunning west coast views

Light-filled reception areas designed to capture the coastal outlook

Detached one-bedroom dower unit with open-plan living space

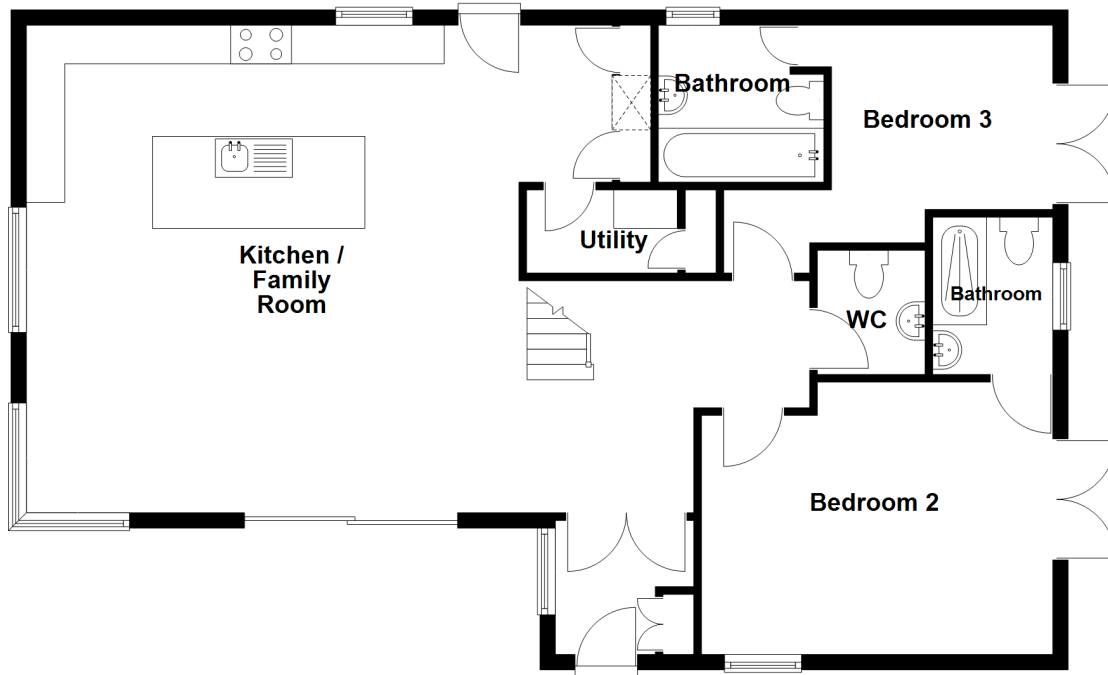
Lawned gardens and patios offering excellent outdoor space

Three ensuite bedrooms arranged over two spacious floors

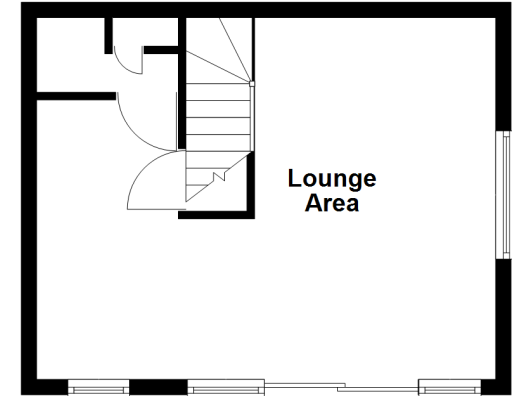
Ample parking



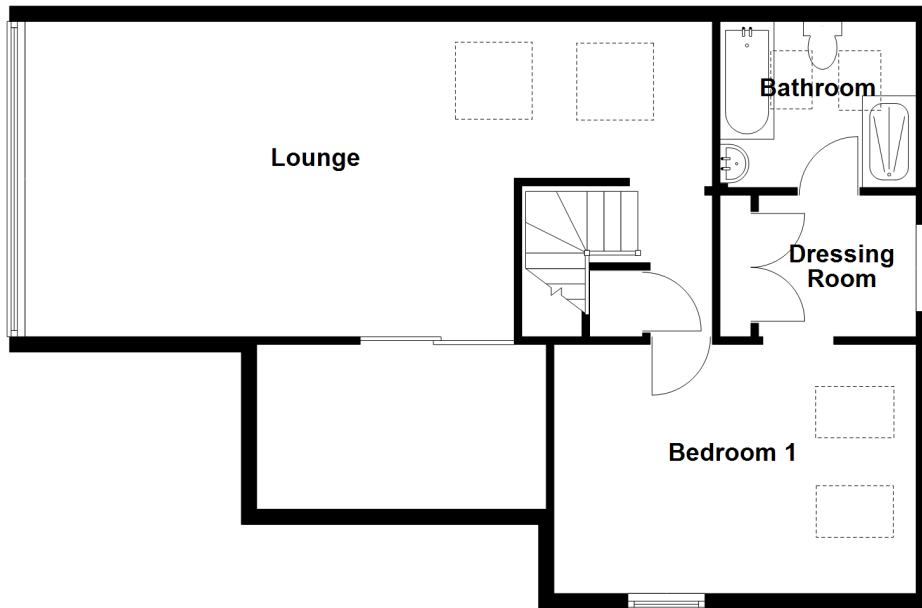
**Ground Floor**



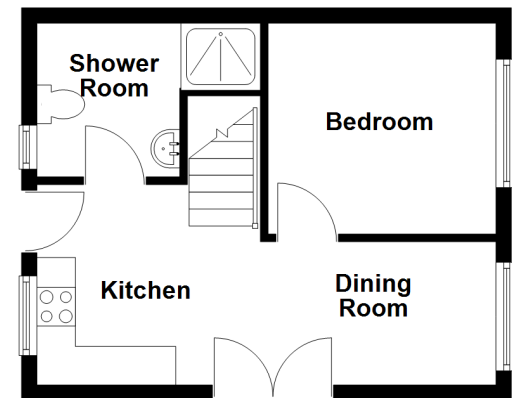
**Dower Unit Ground Floor**



**First Floor**



**Dower Unit First Floor**



## ACCOMMODATION COMPRISING

### Entrance Porch / Boot Room

7' x 6'9" (2.13m x 2.06m)

Cupboard and shelving. Double doors to...

### Kitchen / Family Room

29'9" (9.07) max & 16'11" (5.15) min x 26'5" (8.05) max & 12'10" (3.90) min

Stairs to first floor. The kitchen is fitted with a range of matt grey wall and base units with marble stone surfaces over incorporating a 1 ½ bowl Franke sink which is set into the central island.

### Utility Room

6'7" x 5'11" (2m x 1.8m)

Fitted storage.

### Separate WC

8'11" x 4' (2.72m x 1.22m)

Fitted with a wall mounted wash hand basin set into vanity unit and wall mounted W.C.

### Bedroom 2

15'7" x 12' (4.75m x 3.66m)

Double doors to the rear patio.

### Ensuite Shower Room

8'9" x 6'5" (2.67m x 1.96m)

Large walk-in shower with hand held and rain shower head, wall mounted wash hand basin set into vanity unit and wall mounted W.C.

### Bedroom 3

12'4" x 9'5" (3.76m x 2.87m)

Door giving access to the rear patio.

### Ensuite Bathroom

8'8" x 6' (2.64m x 1.83m)

Fitted with a bath with hand held shower, wash hand basin set into vanity unit and wall mounted W.C.

## FIRST FLOOR

### Lounge

29'10" x 17'5" (9.1m x 5.3m)

Glass gable giving fantastic views out towards Les Hanois lighthouse and down the west coast towards the Imperial. Sliding door giving access to a balcony surrounded by glass, again taking in the fantastic views. Plumbing for a kitchenette.

### Bedroom 1

14'8" x 14'6" (4.47m x 4.42m)

Window giving access with views along L'Eree beach and towards Fort Grey.

### Dressing Room

11'9" x 5'4" (3.58m x 1.63m)

### Bathroom

10'8" x 9'3" (3.25m x 2.82m)

Fitted with a bath with hand held shower attachment, large walk-in shower with hand held and rain shower head, wall mounted wash hand basin set into vanity unit and wall mounted W.C.

## OUTSIDE

### Front and Side

There is a large patio to the front and side of the property, again taking in the views of L'Eree beach and beyond. There is access down both sides leading to...

### Rear

Where there is a fully paved patio and a granite set driveway leading down to a parking area. There is a lawned rear garden.

## DETACHED DOWER UNIT

Double sliding door leading to...

### Lounge Area

22'5" x 20'10" (6.83m x 6.35m)

Stairs to first floor with large storage cupboard below.

### Cupboard

7'8" x 5'5" (2.34m x 1.65m)

## FIRST FLOOR

### Kitchen / Dining Room

23'2" (7.06) x 12'11" (3.93) max & 9'9" (2.96) min

Vaulted ceiling. Double doors leading out onto a Juliet balcony. Door leading to a patio area shared with the main house.

### Bedroom

10'11" x 10'3" (3.33m x 3.12m)

### Shower Room

11'6" (3.51) max & 7'9" (2.35) min & 6'4" (1.94) max

Fitted with a shower enclosure with hand held shower and rain shower head, artistic circular wash hand basin set onto vanity unit and wall mounted W.C.

### Appliances

Neff oven, Neff multi-oven, Neff warming drawer, Neff induction hob, Neff extractor fan, Neff American style fridge/freezer with ice maker, integrated Neff dishwasher, Hotpoint washing machine.

TRP: TBC

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Full oil fired central heating.

**Construction:** Cavity. uPVC double glazed windows. uPVC fascias and soffits.

**Price includes:** Carpets, curtains, light fittings and appliances as listed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU