

LE RUEL

£2,000,000

LOCAL MARKET





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

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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

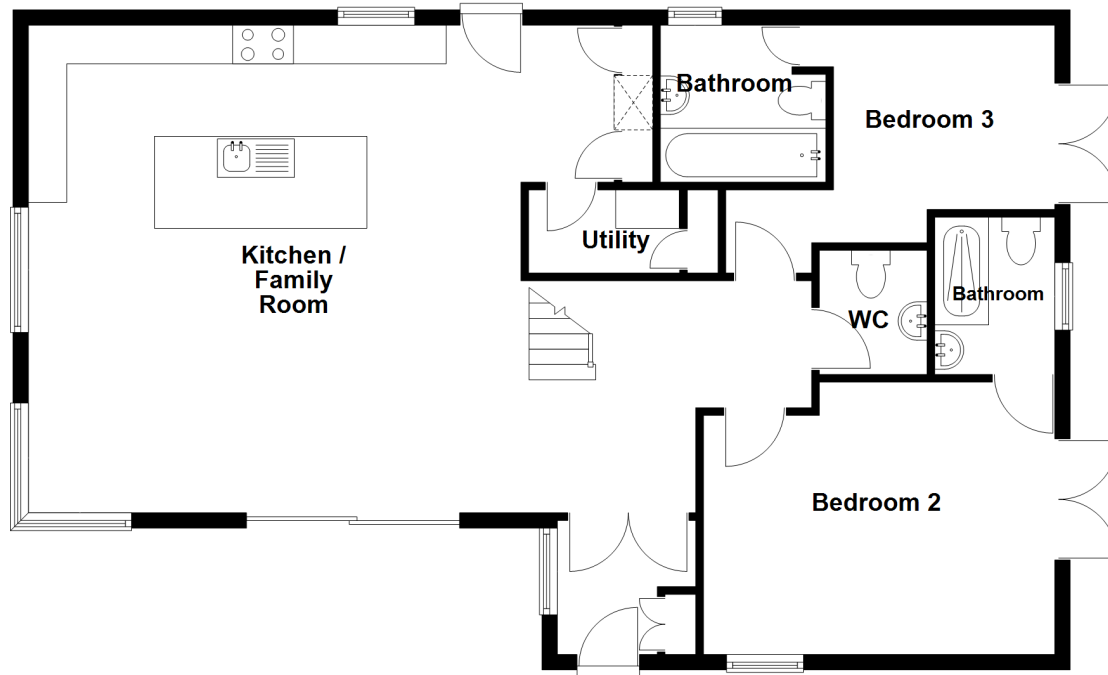
Lawned gardens and patios offering excellent outdoor space

Three ensuite bedrooms arranged over two spacious floors

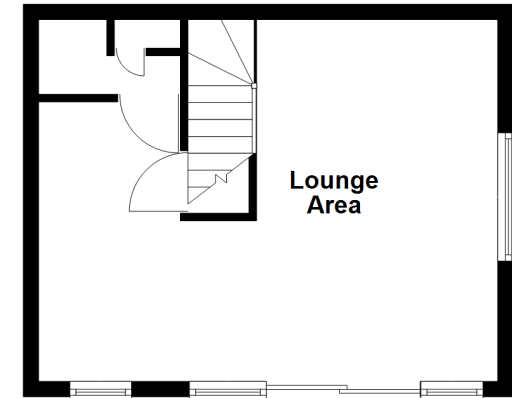
Ample parking



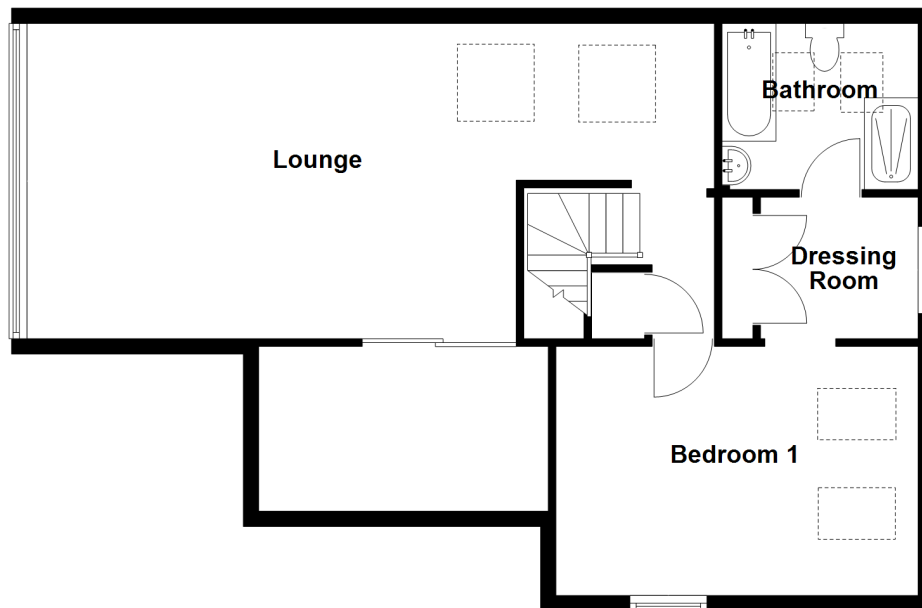
Ground Floor



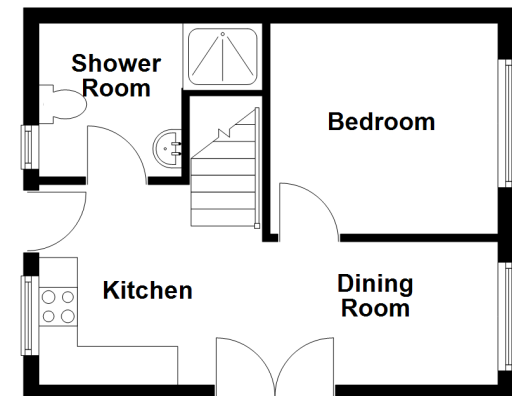
Dower Unit Ground Floor



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.