

SOLE  
AGENT

## Meadowbrook

Rue Mainguy | Vale | GY6 8NJ

This detached family home is offered to the market needing complete refurbishment and provides a fantastic opportunity for development, subject to relevant permissions. Meadowbrook is located in a very convenient spot and benefits from quiet lanes nearby and both the west coast and town a short drive away, there is also a popular busy pub within walking distance. Accommodation comprises lounge, kitchen/diner, three double bedrooms and a bathroom. The property sits on a large plot which offers huge potential with various options available for the purchaser. In addition to a landscaped garden at the rear of the house, there is a paddock, a stable and two large workshops with power and lighting, as well as a smaller store/shed and a single car garage. With relevant planning approval there is the possibility of adding further domestic units or utilising the outbuildings for commercial use. The site is also big enough that the house could be demolished to make way for a stunning new building while still retaining the outbuildings. The neighbouring vinery is also potentially for sale and the vendor would welcome negotiations should any purchaser be interested.

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3 BEDROOMS

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1 BATHROOM

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1 RECEPTION

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**£725,000**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



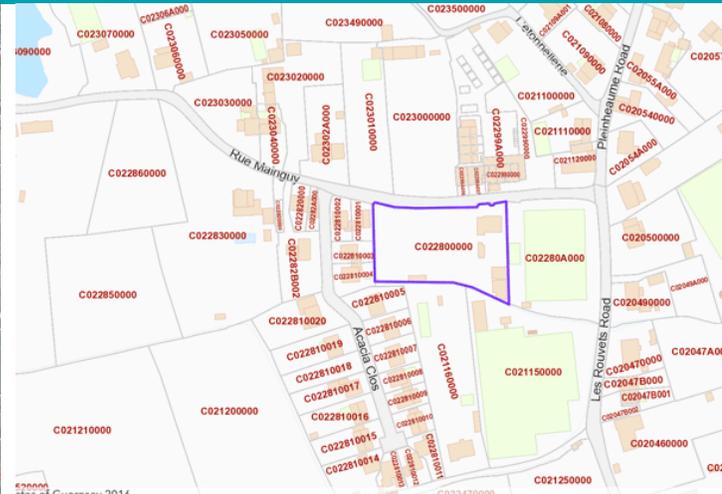
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

3.19m x 1.55m (10' 6" x 5' 1")

## Lounge

5.41m x 4.40m (17' 9" x 14' 5")

## Kitchen/Diner

5.34m x 3.16m (17' 6" x 10' 4")

## Bedroom 1

3.76m x 3.73m (12' 4" x 12' 3")

## Bedroom 2

3.76m x 3.70m (12' 4" x 12' 2")

## Bedroom 3

3.72m x 3.70m (12' 2" x 12' 2")

## Rear Hallway

3.58m x 3.70m (11' 9" x 12' 2")

## Bathroom

3.60m x 2.03m (11' 10" x 6' 8")

## Garden

To the rear of the property is a landscaped garden. The plot extends well beyond this and could be utilised in various ways should there be a requirement for more green areas.

## Parking

In addition to the workshops and single car garage, the tarmac driveway provide parking for multiple cars.

## PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

## SPECIAL FEATURES

- Development opportunity
- Convenient location
- Large plot
- Two large workshops
- Paddock and stable

## SERVICES

- Mains water and electricity.
- Cesspit drainage
- Oil fired central heating.

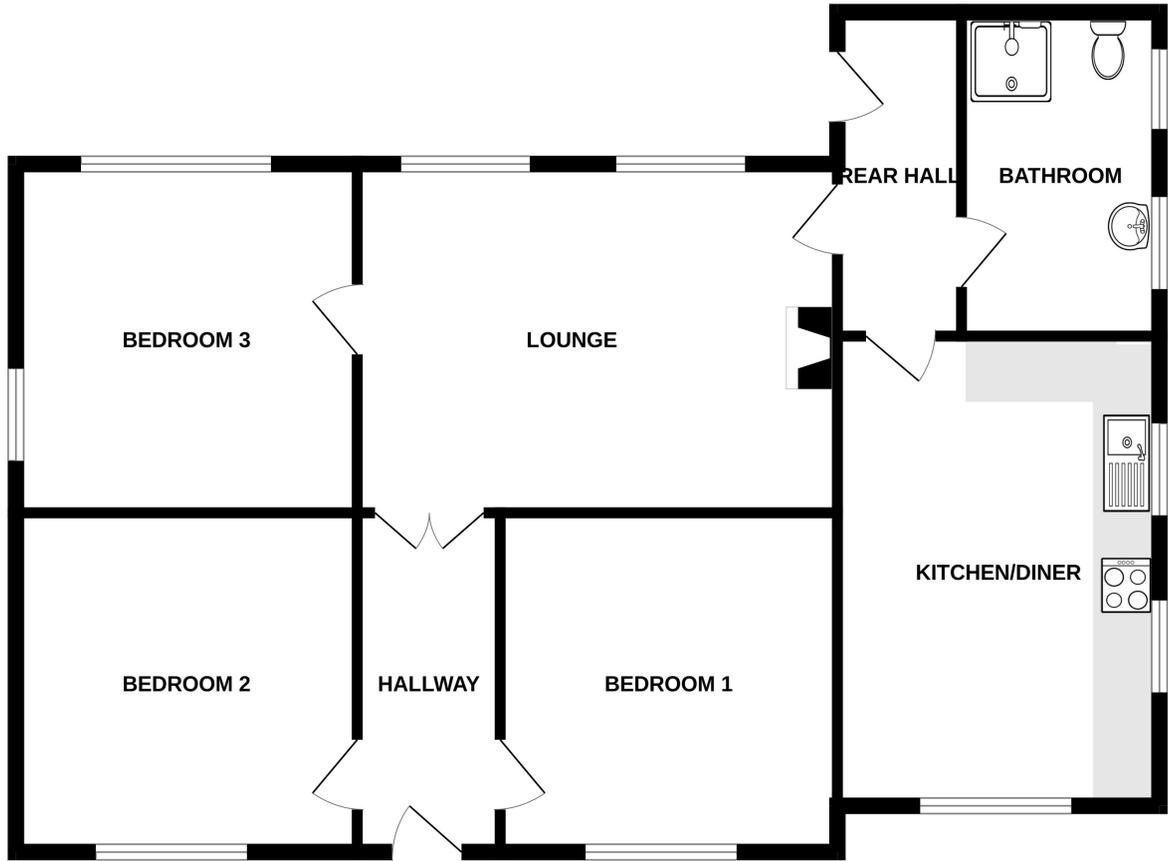
## APPLIANCES INCLUDED

- AEG hob
- AEG extractor fan
- AEG double oven
- Bosch fridge/freezer
- Bosch integrated dishwasher

## SCHOOL CATCHMENT

La Mare de Carteret High School and St Sampson High School

## GROUND FLOOR



### MEADOWBROOK

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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