



SOLE
AGENT

Well Cottage

Rue Cohu | Castel | GY57TQ

This traditional Guernsey cottage has been lovingly extended over the years to create a characterful, spacious, warm and welcoming family home. Well Cottage boasts numerous original features which are complimented by modern additions that add to the rustic personality of this charming property. Conveniently located in a highly desirable area of the island with Sausmerez Park and the KGV on the doorstep as well as being a short drive from the West coast beaches and St Peter Port. Accommodation comprises lounge, kitchen/diner with an oak beamed vaulted ceiling, breakfast nook, three bedrooms, snug/study (potential fourth bedroom), bathroom, shower room, WC and a utility room. To the rear of the cottage is a beautifully landscaped garden, with raised beds, mature borders and various seating areas to enjoy the peaceful environment. There is gated access to a gravelled parking area which can facilitate a number of vehicles. There is also parking to the front of the property. This wonderful home must be viewed internally to fully appreciate.

£925,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

Shields
& Rutland

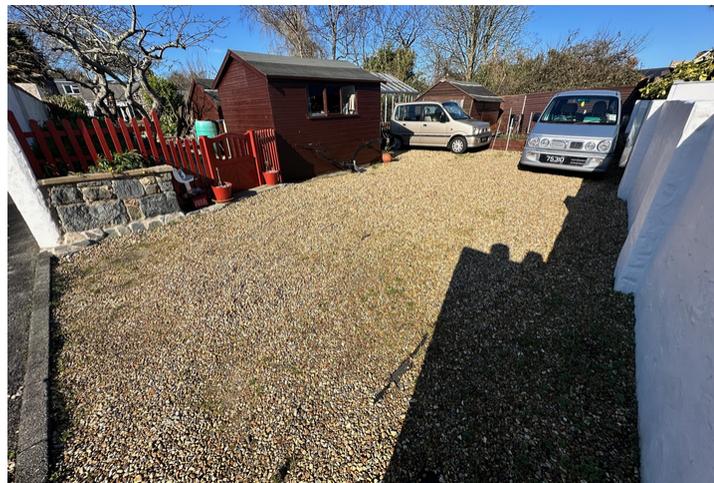
PHOTOS



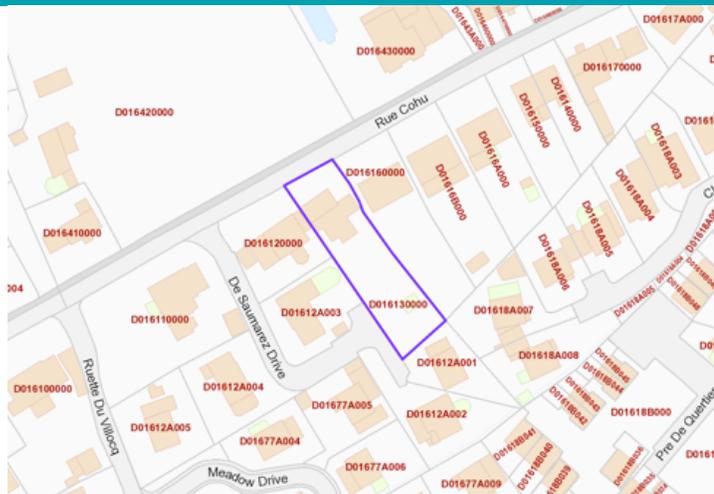
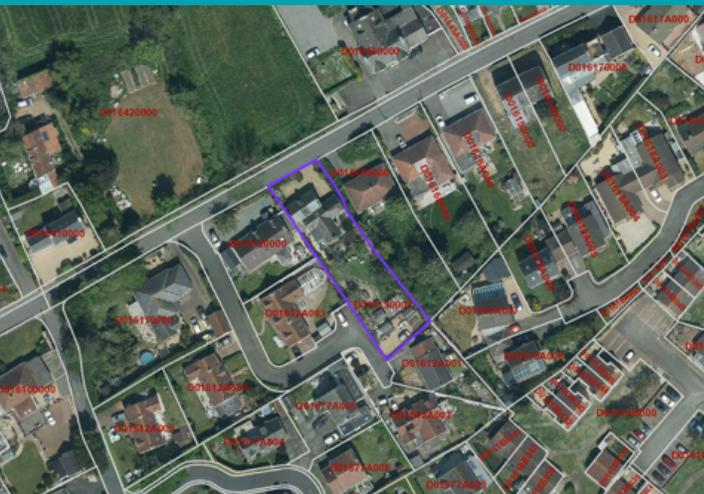
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

1.81m x 1.53m (5' 11" x 5' 0")

Bedroom 2

3.98m x 3.07m (13' 1" x 10' 1")

En-suite

2.56m x 0.89m (8' 5" x 2' 11")

Kitchen/Diner

6.40m x 4.02m (21' 0" x 13' 2")

Breakfast Nook

2.94m x 2.17m (9' 8" x 7' 1")

Lounge

4.80m x 3.99m (15' 9" x 13' 1")

Inner Hall

1.72m x 2.09m (5' 8" x 6' 10")

Master Bedroom

5.25m x 3.88m (17' 3" x 12' 9")

Jack and Jill Bathroom

4.23m x 2.50m (13' 11" x 8' 2")

Utility Room

2.97m x 1.91m (9' 9" x 6' 3")

WC

1.60m x 1.00m (5' 3" x 3' 3")

Home Office / Snug

4.38m x 3.32m (14' 4" x 10' 11")

Bedroom 3

3.47m x 3.88m (11' 5" x 12' 9")

Garden

To the rear of the cottage is a beautifully landscaped garden, with raised beds, mature borders and various seating areas to enjoy the peaceful environment.

Parking

At the foot of the rear garden is gated access to a gravelled parking area which can facilitate a number of vehicles. There is also parking to the front of the property.

PRICE INCLUDES

Curtains, Carpets and light fittings.

SPECIAL FEATURES

- Peaceful garden
- Original features
- Full of character
- Abundance of parking
- Excellent social space
- Greenhouse

SERVICES

Mains drain, water and electricity. uPVC double glazing aside from the original front windows.

APPLIANCES INCLUDED

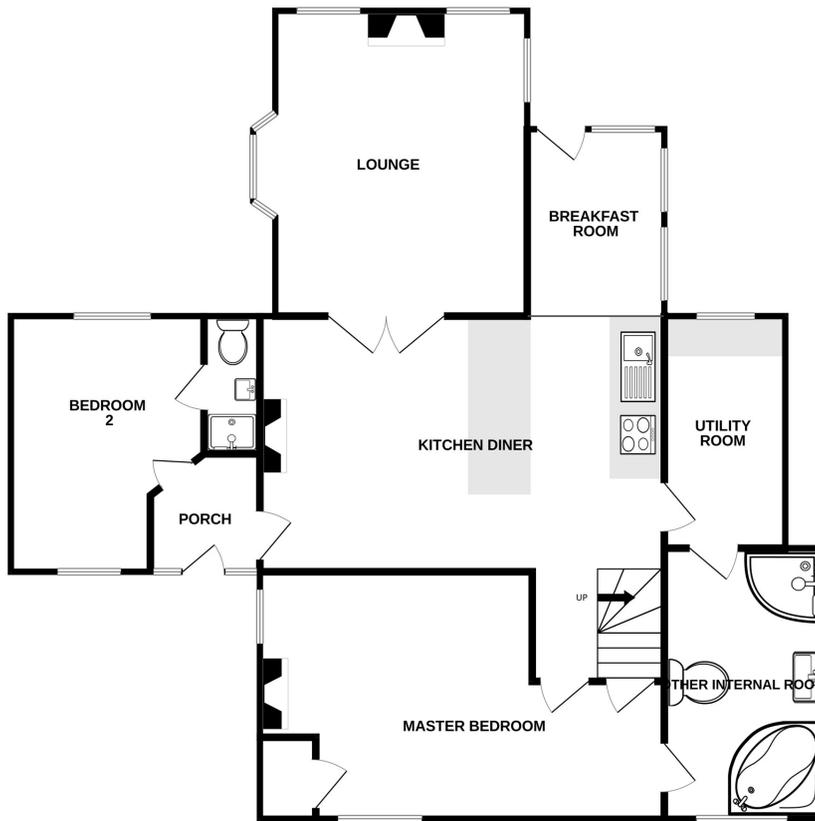
- Ranger Master Elan oven
- Integrated Fridge
- Samsung Fridge
- LEC Freezer
- Hotpoint Washing machine
- Hotpoint Tumble dryer

SCHOOL CATCHMENT

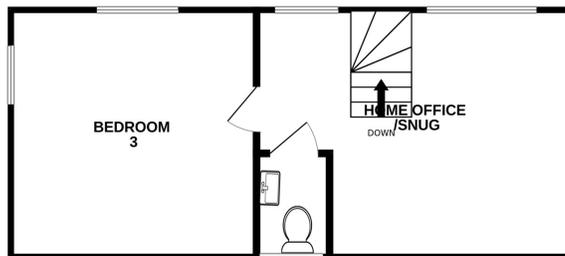
La Mare De Carteret Primary School

La Mare De Carteret High School

GROUND FLOOR



1ST FLOOR



WELL COTTAGE

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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