

Honeysuckle Cottage

La Rue Des Villets - Forest - GY8 0HP

Price £649,500



REF: 2509

TRP: 181



- Traditional Guernsey Cottage.
- Idyllic location close to South Coast Cliffs.
- 2 bedrooms, lounge, dining and shower room.
- Scope to extend.
- Garage, Workshop, parking & Gardens.
- Perry's Guide 28D4









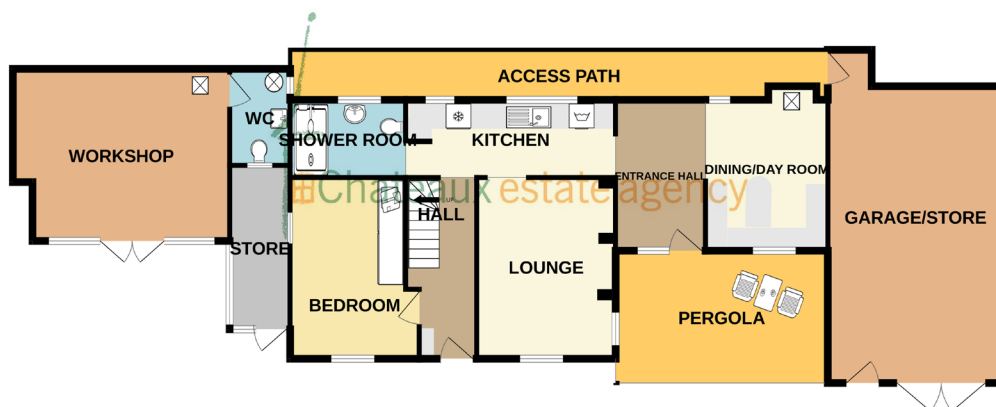








1ST FLOOR



GROUND FLOOR

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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LA RUE DES VILLETs

Honeysuckle Cottage

0 2.5 5 10 15 20 Meters

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ENTRANCE HALL 4.24m (13'11") x 1.68m (5'6")

Partly glazed wooden front door providing access into entrance hall. Cupboard housing incoming electrics. Door to bedroom and opening through to the kitchen. Staircase to attic bedroom. Dimplex storage heater.

BEDROOM 4.2m (13'9") x 2.95m (9'8") Max

With built-in wardrobes, windows to front & side, exposed beams.

KITCHEN 4.82m (15'10") x 1.85m (6'1")

Two windows to rear. Range of wall & base units, Stainless steel sink, Hotpoint washing machine. Hotpoint under counter fridge. Opening through to hallway, lounge and Dining room.

SHOWER ROOM 2.96m (9'9") x 1.8m (5'11")

Window to rear. Large walk in wet room style shower. Wash hand basin and WC.

LOUNGE 4.2m (13'9") x 3.3m (10'10")

Windows to front and side. Feature fireplace (non-working) with Dimplex storage heater. Two exposed beams.

ENTRANCE/DINING 5m (16'5") x 3.56m (11'8")

Door to front. Two windows to front and window to rear. Banquet style seating to dining area with multi fuel stove opposite and Dimplex storage heater. Exposed beams and plate rack carrier.

FIRST FLOOR

ATTIC BEDROOM 7.2m (23'7") x 3.4m (11'2") Into Eaves

Large attic bedroom with Velux windows to front and rear plus windows to both Gables. Staircase down to entrance hall. Pine boarded ceiling.

WORKSHOP 5m (16'5") x 4.1m (13'5")

Lean to construction with several workbenches. Multi fuel stove. Door through to WC.

WC 2.2m (7'3") x 1.4m (4'7")

WC with Belfast style sink and hot water cylinder.

STORE 3.8m (12'6") x 1.44m (4'9")

With workbench partly glazed and door to front.

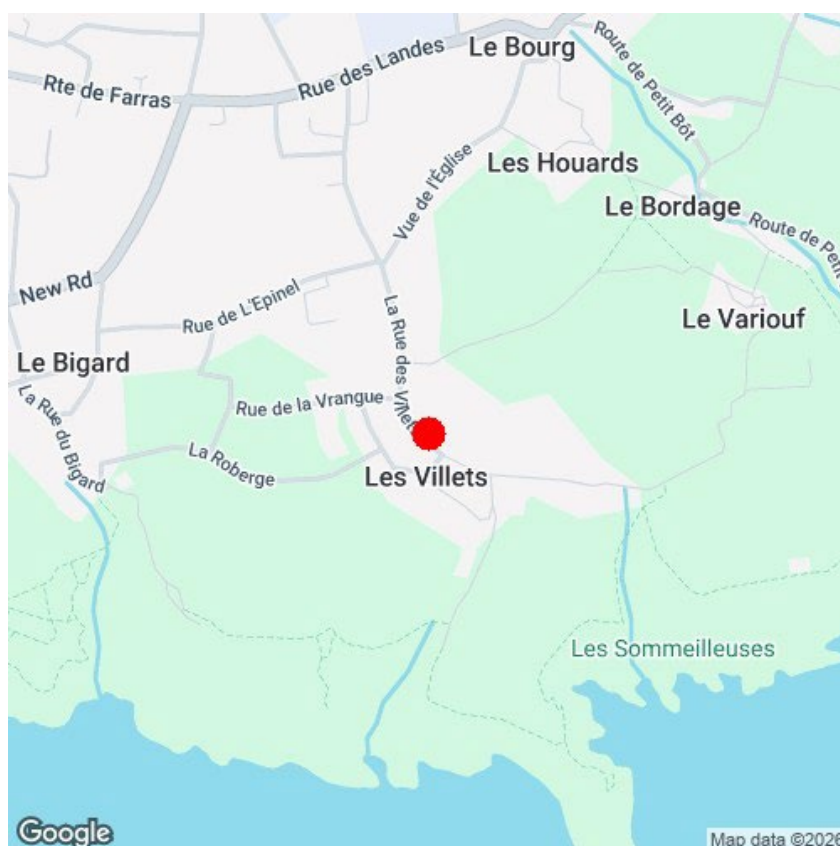
GARAGE/WORKSHOP 7m (23'0") x 4m (13'1")

Opening out timber doors to front. Separate door to front. Lean to construction with various shelving. Door providing access to rear for maintenance of Cottage.

EXTERNAL

The garden is basically in three sections. The south-west section in front of the workshop is mainly laid to gravel with establish planting and hedge to front. Leading through to the main garden mainly set down with gravel and mature planting providing an attractive setting. Steps up to Pergola providing a lovely seating area to take advantage of the south-west facing aspect. To the East there is a driveway leading to the garage/workshop and providing parking for at least two cars.

Honeysuckle Cottage is a delightful traditional Guernsey Cottage which has been in the same family ownership for over 60 years and is situated in an idyllic location within true walking distance of Le Gouffre, the south coast cliff paths and close to local amenities. The accommodation comprises, kitchen, dining room with log burner, two bedrooms and a walk-in shower room. The property benefits from several attached out-buildings including a large garage/workshop, store and separate building, previously used as a carpenter's home workshop. In addition, the south-west facing garden is presented in 3 zones, mainly set to low level maintenance with gravel area and established planting together with a Pergola to catch the last of the evening sunshine. The drive provides parking and access to the garage. A truly special home with plenty of potential in a sought-after location. To arrange a viewing please contact a member of the team here at Chateaux on tel:244544.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Cesspit Drainage, Telephone: Landline, Broadband: Fibre

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Hotpoint washing machine. Hotpoint under counter fridge.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.