



Le Pre

Rue des Pres, St Pierre du Bois, GY7 9AH

£1,950,000

LOCAL MARKET

SOLE AGENT

This charming traditional country house is nestled in a beautiful south-facing valley in the heart of rural St Peter's parish.

A cherished family home since 1972, it boasts extensive accommodation across three floors, along with large vine house, a fruit house, and a detached two-storey barn.

Set within 3 vergee 28 perch (1.5 acres) of mature gardens, the property features fruit and specimen trees, vibrant flower borders, and terraced lawns that gently slope down to a meandering stream. Beyond the gardens lies an additional 5 vergee (2 acres) of agricultural land, offering a rare opportunity to enjoy a truly idyllic country lifestyle.

School catchment: La Houquette Primary School & Les Beaucamps

Key facts



- Detached country house in scenic St Peter's valley
- Cherished family home owned since 1972
- Spacious accommodation over three floors
- Beautiful gardens with mature trees and stream
- Includes large barn, vine house, and fruit house
- Additional 5 vergee (2 acres) agricultural field

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GUERNSEY'S ESTATE AGENT











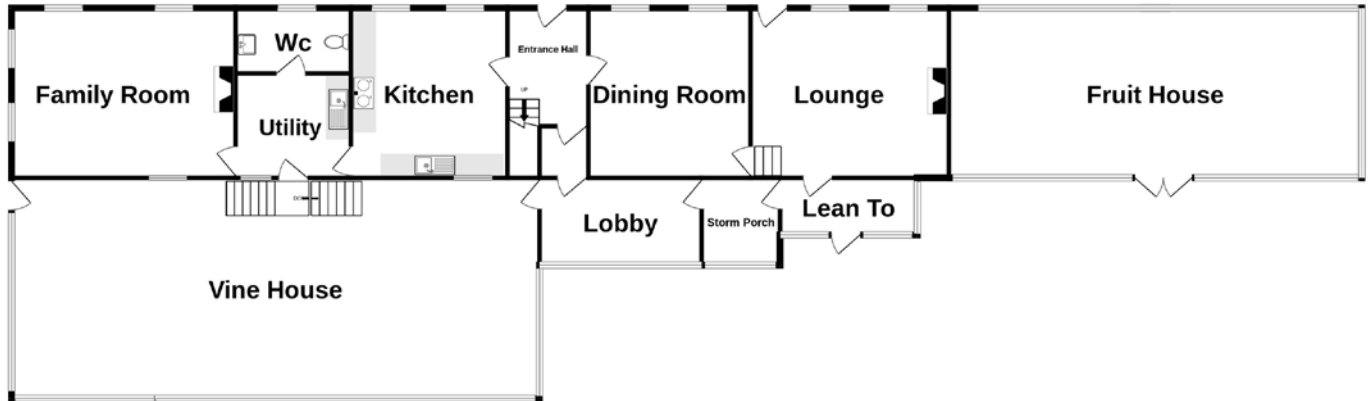




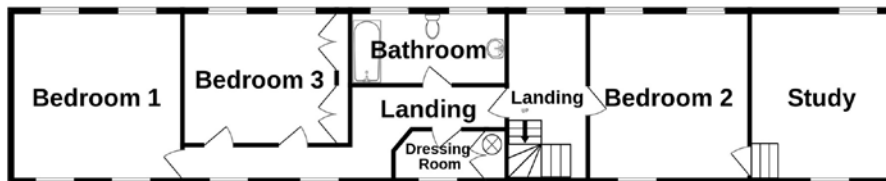


Floorplan

Ground Floor

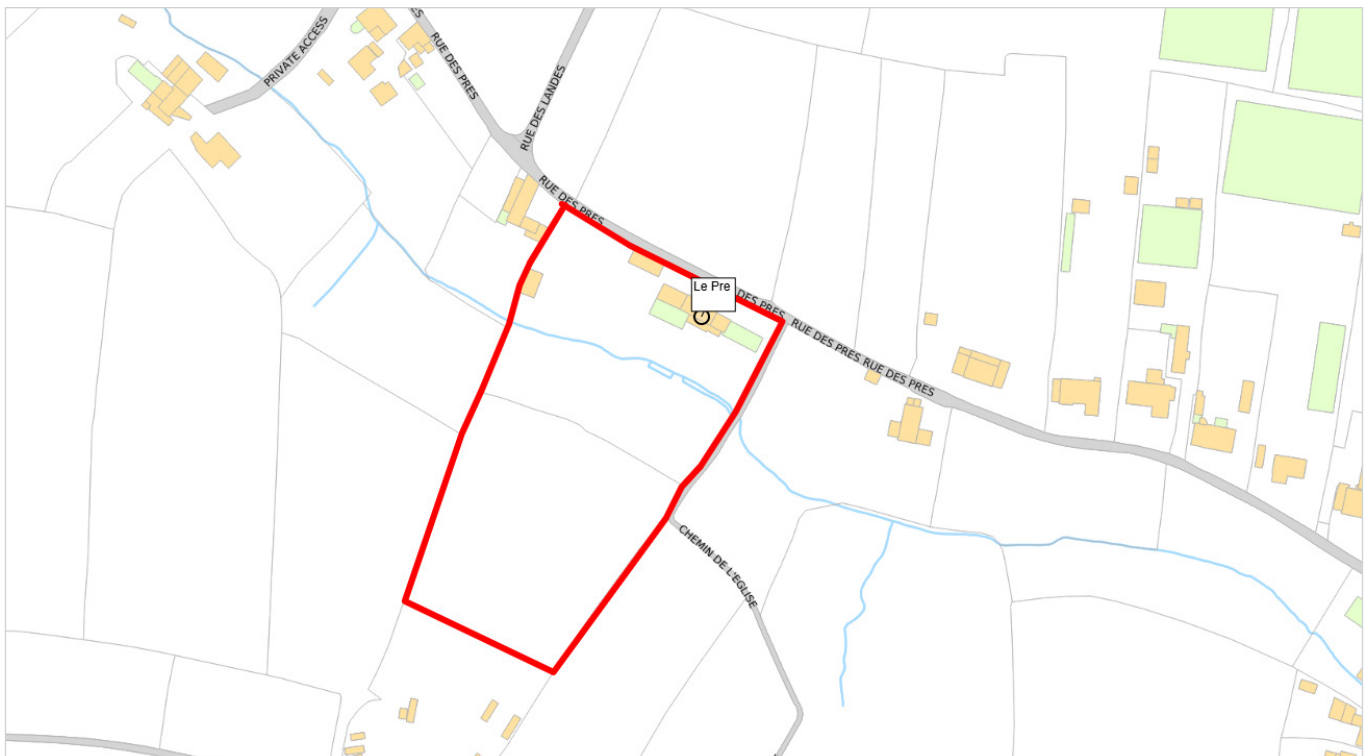
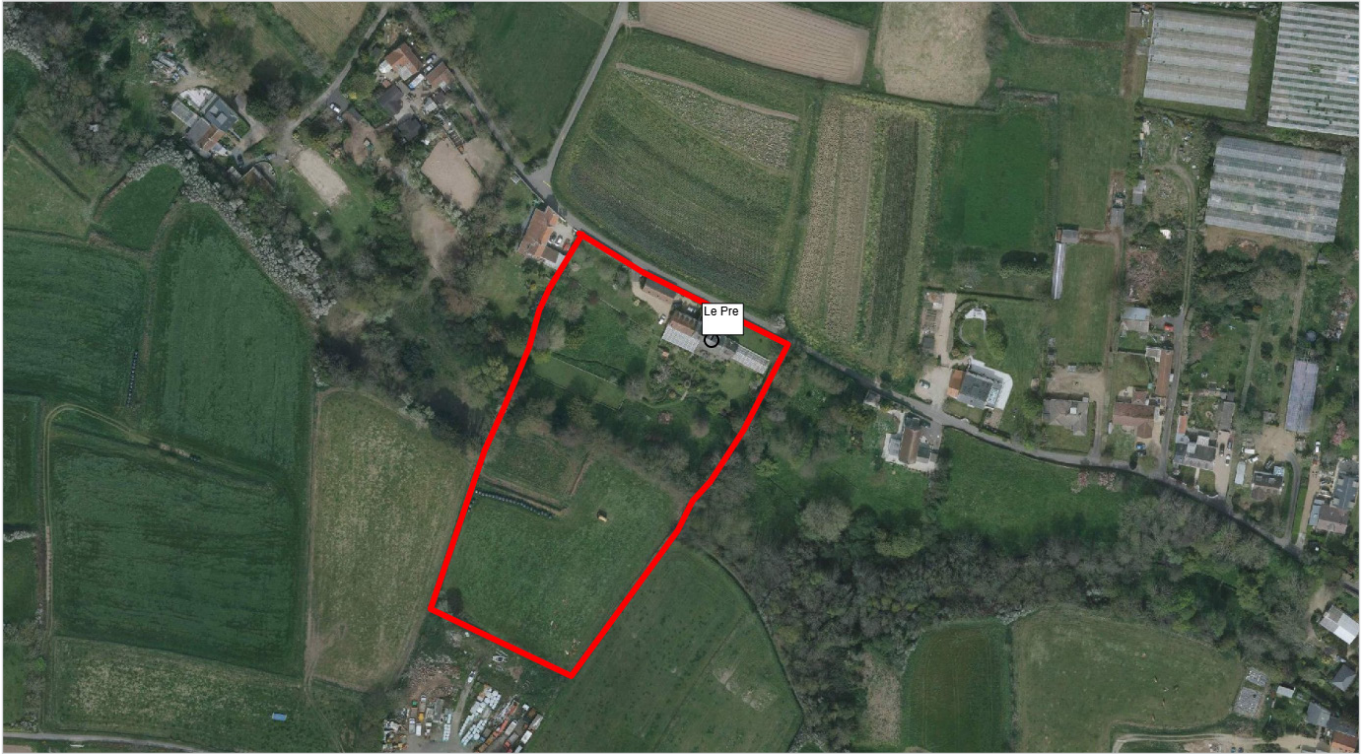


First Floor



Second Floor





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GROUND FLOOR

Entrance hall

15' x 7'1 (4.6m x 2.1m)

Kitchen

15' x 13'6 (4.6m x 4.1m)

APPLIANCES:

- Oil fired Aga
- Bosch fridge/freezer
- Miele dishwasher

Utility room

10' x 9' (3.1m x 2.7m)

APPLIANCES:

- Hotpoint washing machine

WC

9' x 4' (2.7m x 1.2m)

Family room

19'4 x 14'8 (5.9m x 4.5m)

Vine house

45'7 x 19' (13.7m x 5.8m)

Lobby

19' x 7'6 (5.8m x 2.3m)

Door to basement
15' x 14' (4.6m x 4.3m)

Storm porch

7'8 x 6'9 (2.4m x 2m)

Lean to

15'4 x 4'10 (4.7m x 1.5m)

Dining room

15' x 14' (4.6m x 4.3m)

Lounge

17'2 x 13'2 (5.2m x 4m)

Fruit House

35'8 x 17'6 (10.7m x 5.3m)

FIRST FLOOR

Landing

Bedroom 2

15'3 x 14' (4.6m x 4.3m)

Study

16'7 x 12'6 (5m x 3.8m)

Bathroom

12'6 x 6'3 (3.8m x 1.9m)

Dressing room

9'7 x 5'4 (3m x 1.6m)

Bedroom 3

14'6 x 11'6 (4.5m x 3.5m)

Bedroom 1

14'9 x 14' (4.5m x 4.3m)

SECOND FLOOR

Bathroom

10'7 x 5'6 (3.3m x 1.7m)

Bedroom 4

10'3 x 9'6 (3.1m x 2.9m)

Bedroom 5

11'3 x 9'6 (3.4m x 2.9m)

EXTERIOR:

2 storey barn

35'8 x 14'9 (10.7m x 4.5m)

The property is approached off the lane onto a gravelled driveway which provides parking for numerous vehicles and access to a two-storey detached barn. Beautiful gardens with mature trees and stream are positioned at the rear of the property with a further 5 vergee (2 acres) agricultural field beyond.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, oil fired Aga in kitchen does the hot water, no main central heating system in place, part timber single glazing, part uPVC double glazing.

Perry's ref: 27 G3

What3words: screeches.unscrews.reimpose

TRP: 386 (house) + 79 (greenhouse) + 102 (2 storey barn) + 55 (store) + 164 (agricultural land)

CONTACT OUR LOCAL MARKET TEAM



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