



Le Clos De Bas

Rue Des Falles, St. Pierre Du Bois, Guernsey, Channel Islands, GY7 9DJ

£2,400,000

Local Market



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Historic farmhouse dating to 1550

Private, secluded rural location

Eat-in kitchen with oil-fired Aga

Dining room, snug, and sitting room

Four bedrooms; principal with walk-in wardrobe

Two family bathrooms with extra shower

Landscaped gardens and woodland

Al-fresco dining area, pool, and summer house

Vine house, wood store, and storage rooms





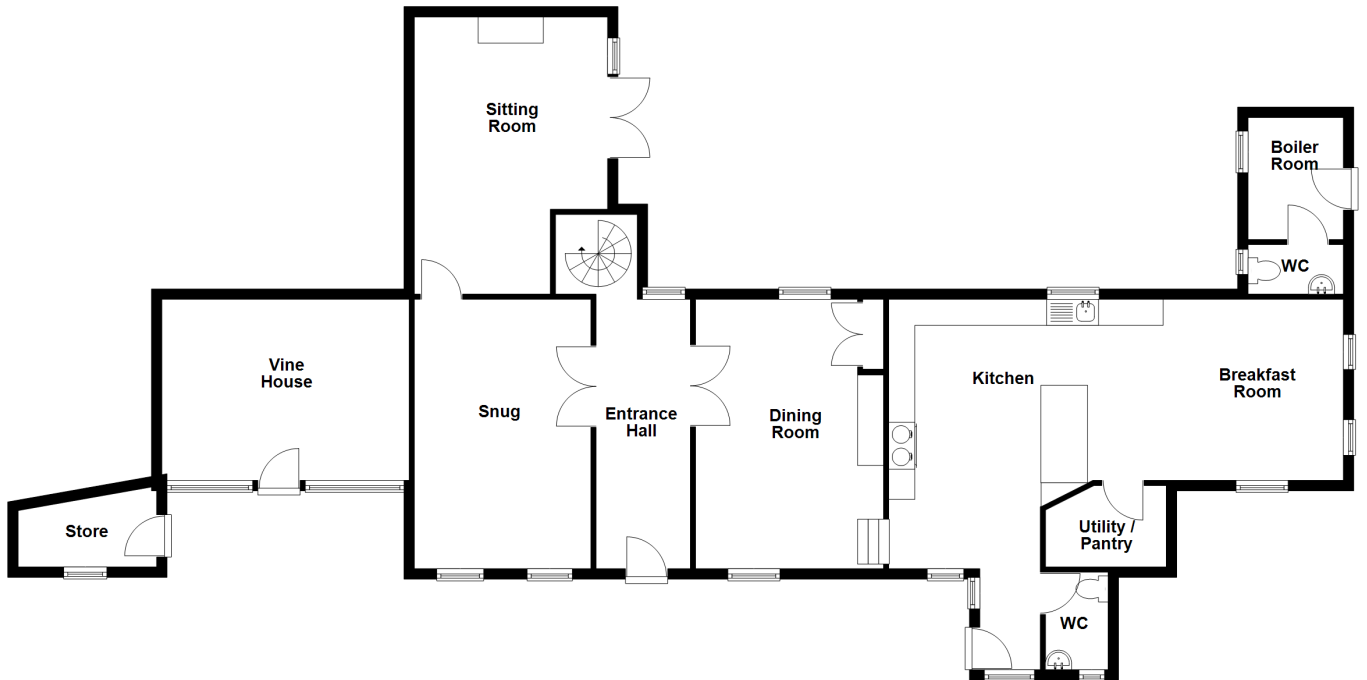




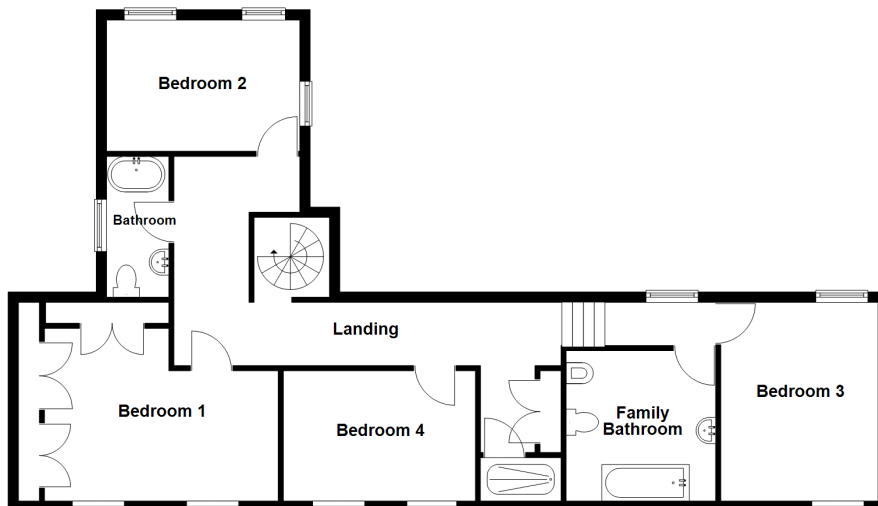




Ground Floor



First Floor



About Le Clos De Bas

This historic farmhouse, dating back to 1550, is situated in a highly secluded and private location, offering spacious, characterful accommodation across two floors, and includes seats in St Pierre du Bois Church. The ground floor includes a well-appointed eat-in kitchen with an oil-fired Aga, formal dining room, small bathroom, snug, and a large sitting room.

Upstairs, there are four generous bedrooms, with the principal bedroom benefiting from a walk-in wardrobe. The upper level also features two family bathrooms and a separate shower room. Externally, the property boasts landscaped gardens extending into a woodland area, along with a delightful al fresco dining space. To the rear, there is a heated swimming pool and a summer house. Additional outdoor features include an attached vine house, a large wood store, natural pond, and ample storage rooms, all set within an idyllic location promising complete privacy and timeless elegance.

The property is approached via a long tarmac driveway leading to a parking area with space for numerous cars. Steps descend to a picturesque al fresco area at the main entrance. In front of the house is a private lawned garden bounded by earth banks and mature trees. From here, a path leads to a woodland area with a granite stone water feature. To the side is another lawned area, while a pathway extends around to the rear, where a large granite-paved terrace—accessible from the lounge—leads to an extensive enclosed space with a beautifully built summer house. From the rear garden, a path continues up to an agricultural field overlooking the entire property.

ACCOMMODATION COMPRISING

Entrance Hall

15'9" x 6'8" (4.8m x 2.03m)
Tourelle staircase to first floor.

Snug

14'7" x 13'10" max (4.45m x 4.22m max)
Furze Oven

Sitting Room

21'5" x 15'10" (6.53m x 4.83m)

Dining Room

15'3" x 10'5" (4.65m x 3.18m)

Kitchen

17'5" x 15'11" (5.3m x 4.85m)
Fitted with a range of cream wall and base units with granite work surfaces above incorporating Belfast sink. 2.083m opening to...

Breakfast Room / Family Room

15'1" x 10'8" (4.6m x 3.25m)

Utility Room

6'4" x 5' (1.93m x 1.52m)

Side Entrance Porch

5'2" x 4'8" (1.57m x 1.42m)

Separate WC

5' x 4'9" (1.52m x 1.45m)

FIRST FLOOR

Landing

29'5" max x 10'5" (8.97m max x 3.18m)

Bedroom 1

13'3" x 12'4" max (4.04m x 3.76m max)

Walk-In Wardrobe

5'5" x 4'3" (1.65m x 1.3m)

Rear Landing

10'5" x 10' (3.18m x 3.05m)

Bathroom

9'7" x 5'6" (2.92m x 1.68m)

Bedroom 2

16' x 10'10" (4.88m x 3.3m)

Bedroom 3

13'5" x 12'4" (4.1m x 3.76m)

Shower Room

4'8" x 4'5" (1.42m x 1.35m)

Lower Landing

6'5" x 4'2" (1.96m x 1.27m)

Bathroom

11'7" x 6'4" (3.53m x 1.93m)

Bedroom 4

16'7" x 10'2" (5.05m x 3.1m)

OUTSIDE

The property is approached over a long tarmac driveway extending into a gravelled parking area where there is parking for numerous cars.

DETACHED GARAGE BLOCK

Storeroom

13'7" x 11' (4.14m x 3.35m)

Storeroom 2

12' x 7'1" (3.66m x 2.16m)

Wood Store

20'5" x 13'8" max (6.22m x 4.17m max)

Attached Vine House

23'11" x 14'10" (7.3m x 4.52m)

Attached Storeroom

11'10" x 9'3" (3.6m x 2.82m)

REAR

Boiler Room / Changing Room

8'7" x 9'10" (2.62m x 3m)

Outside WC

9'11" x 3'11" (3.02m x 1.2m)

Detached Garden Room

19'1" x 10'10" (5.82m x 3.3m)

Gardens

The property is approached over a long tarmac driveway which ends onto a parking area where there is parking for numerous cars. Steps lead down to a charming alfresco area in front of the main entrance. In front of the house is a charming lawned garden completely private and bounded by earth bank and trees, from the garden a path leads to a woodland area with a water feature. And to the side of the property is a wildlife pond and a further lawned area and a pathway extends around to the rear where there is a large granite paved terrace accessed from the lounge which leads up to an extensive private enclosed area with a charming cavity built summerhouse. From the rear garden a path extends up to an agricultural field.

Appliances

Oil fired Aga, Neff dishwasher, Neff fridge/freezer, Montpellier washing machine, AEG tumble dryer, Bosch under counter fridge.

TRP: 677 LISTED

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Borehole water, electricity and cesspit drainage. Oil fired central heating.

Construction: Granite. Single glazed wooden windows. Wood fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Price excludes: Granite mushrooms and troughs.

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