



CORBIERE FARM

£2,945,000

LOCAL MARKET





Stunning five / six bedroom farmhouse in Forest

Exceptional, spacious & light-filled kitchen/dining room

Elegant lounge featuring working fireplace

Offers exceptional seclusion and privacy

Versatile reception rooms suited to a variety of uses

Extensive outbuildings including three detached stable blocks, workshop/
garage, and haybarn

Opportunity for further enhancement to unlock the property's full potential





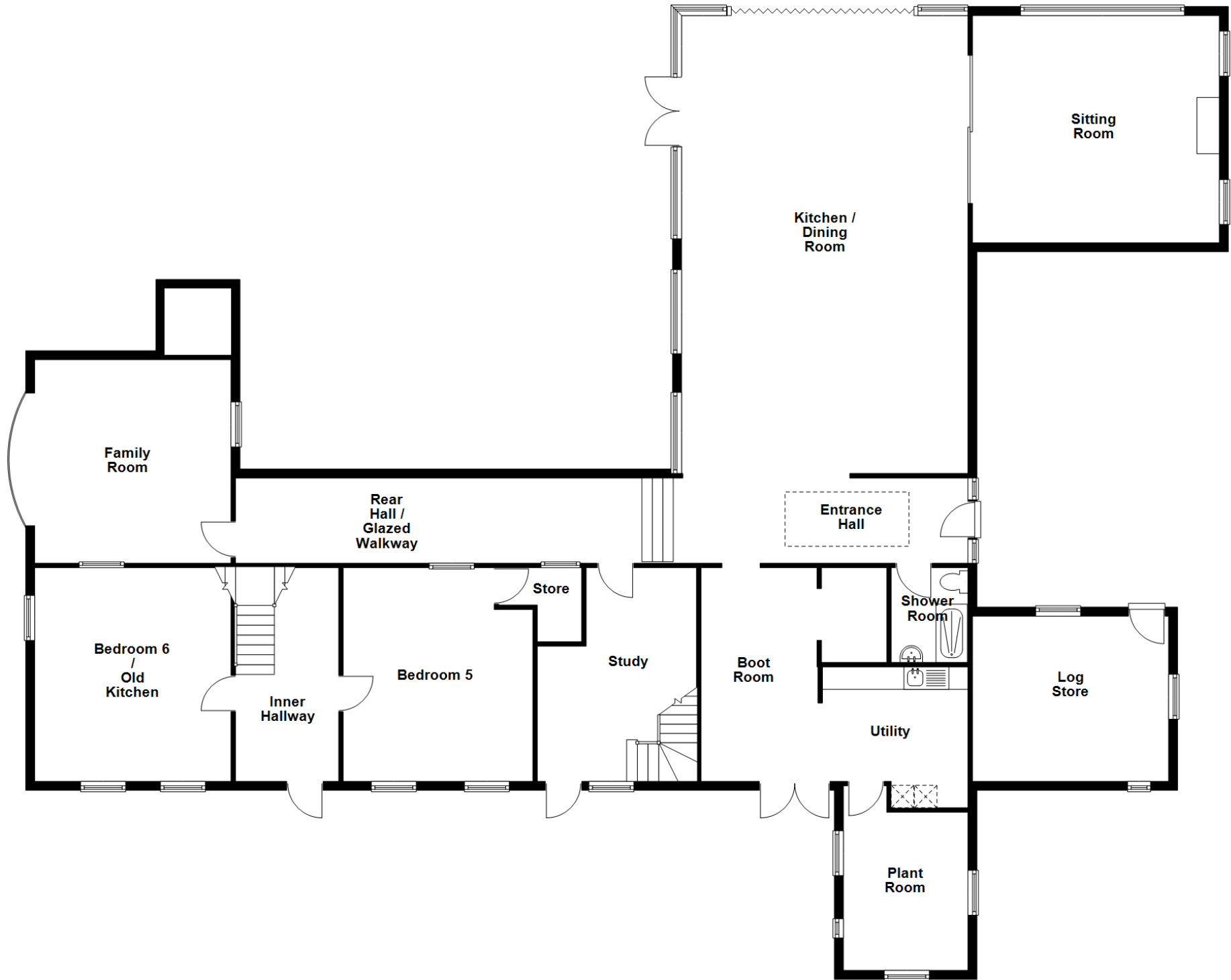




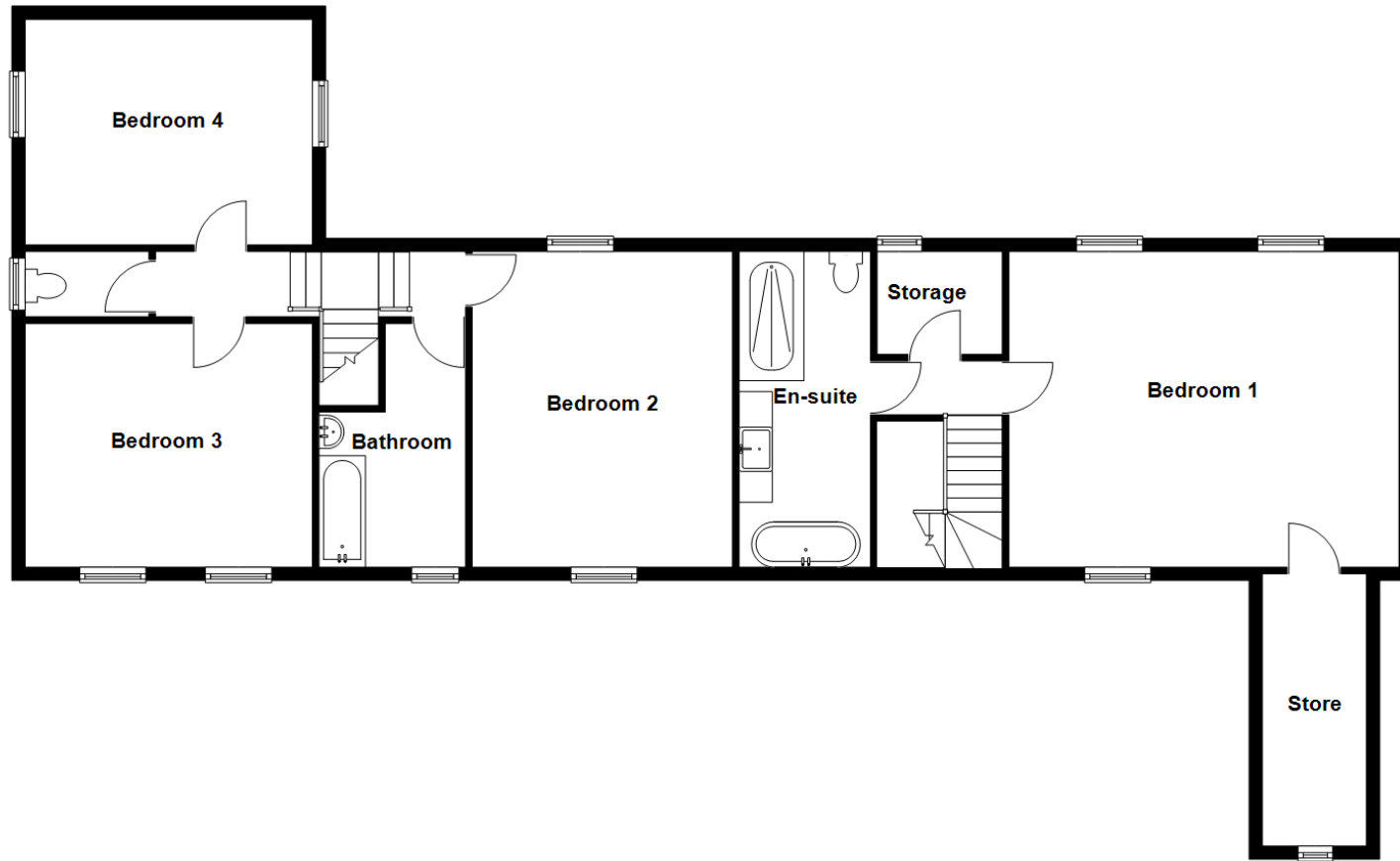




Ground Floor



First Floor



ACCOMMODATION COMPRISING

La Corbière Farm is a superb farmhouse set in a highly sought-after location in the heart of Forest, just a short stroll from the cliffs and within easy reach of St Peter Port. Beautifully renovated and thoughtfully extended, the property now offers an exceptional sense of light and space throughout. At its heart lies a magnificent kitchen and dining room, perfectly designed for modern living and entertaining, which flows seamlessly into an elegant sitting room complete with a working fireplace. The accommodation comprises five to six bedrooms, including an impressive principal suite featuring a dedicated dressing room and a luxurious four-piece en suite bathroom. Externally, the property offers approx 3 acres of attractive gardens and surrounding fields with generous domestic curtilage to enable further landscaping and development. Complemented by three detached stable blocks, an open hay barn, and a versatile barn/workshop—ideal for equestrian or lifestyle use. Whilst some further enhancement would fully unlock its full potential, La Corbière Farm already presents a rare opportunity to create a truly exceptional, top-tier home in one of Guernsey's most desirable settings.

Main Entrance

24'3" x 8'4" (7.4m x 2.54m) Limestone Flagstone flooring.

Kitchen / Dining Room

40'10" x 19'8" (12.45m x 6m)

Superb Humphrey Munson hand made Kitchen with 3m quartz worktop central island unit / breakfast bar area. Shaw sink. Limestone Flagstone flooring.

Sitting Room

20'10" x 19'11" (6.35m x 6.07m)

Chesney Salisbury cast iron multi fuel stove. Soid oak flooring.

Boot Room / Utility Room

15'6" (4.72) x 8'5" (2.57) x 20'2" (6.15) x 10'6" (3.2) L-shaped

Plant Room

13' x 8'10" (3.96m x 2.7m)

Rear Hall / Glazed Walkway

43'3" x 5'7" (13.18m x 1.7m)

Extensive run of glazing providing a delightful aspect over the gardens and doors giving access to same.

Study

14'11" x 13'3" (4.55m x 4.04m)

Family Room

13'8" x 12'9" (4.17m x 3.89m)

Inner Hall

16'10" x 8'2" (5.13m x 2.5m)

Bedroom 6 / Old Kitchen

16'3" x 13'7" (4.95m x 4.14m)

Bedroom 5

15'2" x 13'7" (4.62m x 4.14m)

FIRST FLOOR

Bedroom Suite 1 Comprising...

Bedroom

23' (7) (max) x 16'1" (4.914) (min)

Dressing Room

14'10" x 11'4" (4.52m x 3.45m)

Ensuite Bathroom

16'7" x 7'5" (5.05m x 2.26m)

Luxuriously appointed by a four piece suite including, bath, shower, WC and wash hand basin.

Bedroom 2

16'5" x 14'6" (5m x 4.42m)

Bedroom 3

14'7" x 12'7" (4.45m x 3.84m)

Bedroom 4

14'1" x 10'11" (4.3m x 3.33m)

Separate WC

5'5" x 3'3" (1.65m x 1m)

Bathroom

12'7" x 10'11" (3.84m x 3.33m)

OUTSIDE

Front and Side

The property is approached over a driveway which leads onto an extensive parking area to the side and the rear of the house, and to either side of which is a good size lawned garden. From the parking area, steps lead down to the glazed entrance at the rear and across a patio to the kitchen / dining room.

Rear

Immediately to the rear of the property is a brick built stable block and then beyond this is another lawned area leading up to two detached stable blocks, one incorporating nine stables and a tack room and the second block incorporating three stables and a tack room.

Attached Store

14'10" x 14'4" (4.52m x 4.37m)

Detached Barn / Workshop

31'7" x 21'1" (9.63m x 6.43m)

Open Haybarn

A second driveway to the right hand side of the house gives access onto an additional large parking area between the house and the haybarn.

Appliances

Appliances including; Lacanche range gas oven and hob, Stainless steel extractor fan, Twin Miele dishwashers, Miele Microwave, Fisher Paykel American style fridge/freezer, Fisher Paykel cool drawer, Miele electric oven and grill, two Miele washing machines, waste disposal unit, and two Miele tumble dryers.

TRP: 611 + 599

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Mix of oil fired and electric central and underfloor heating. Borehole / well for irrigation.

Construction: Granite construction. Plans to demolish set of stables, landscape and install swimming pool (available to view).

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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