



Les Rouvets

Rue De L'Arquet, St. S6viour, Guernsey, GY7 9NE

£1,650,000

Open Market | Sole Agent



swoffers



sales@swoffers.co.uk

01481 711766

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





Traditional Listed Guernsey Farmhouse
Sought after West Coast Location
Multiple outbuildings offering the opportunity for development

Swimming pool and pool house
Includes a detached two bedroom local market flat and two fields
Bursting with character

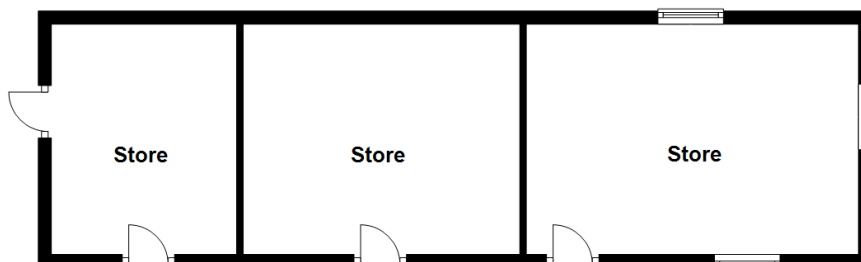
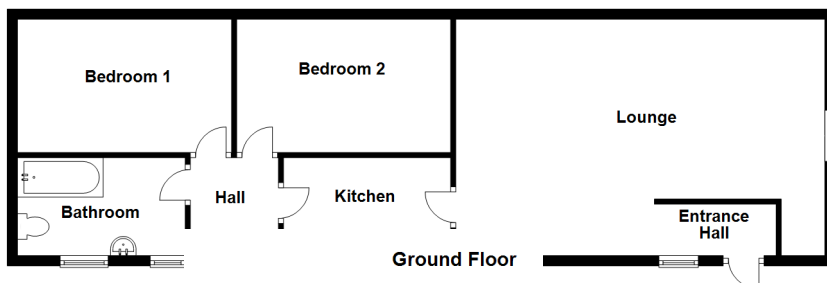




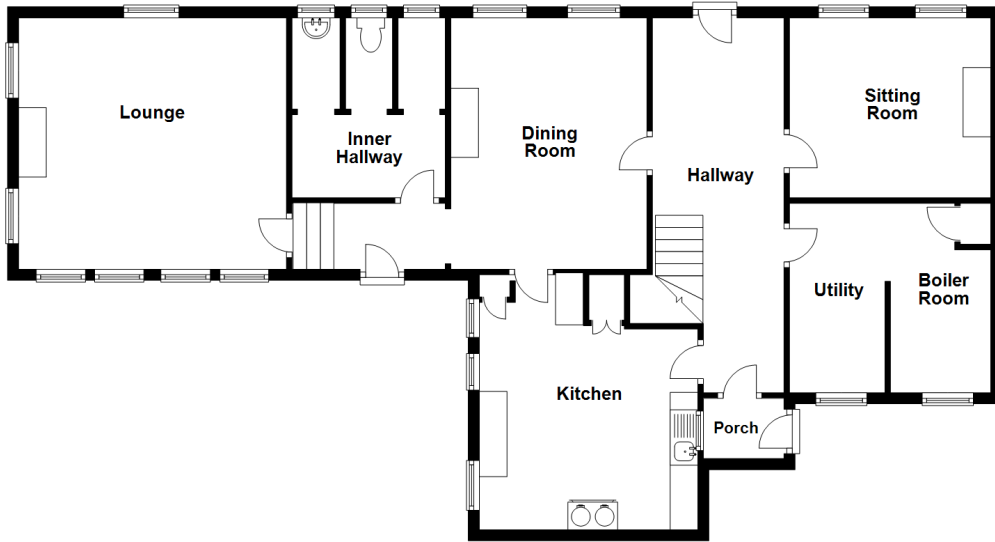
Local Market Flat



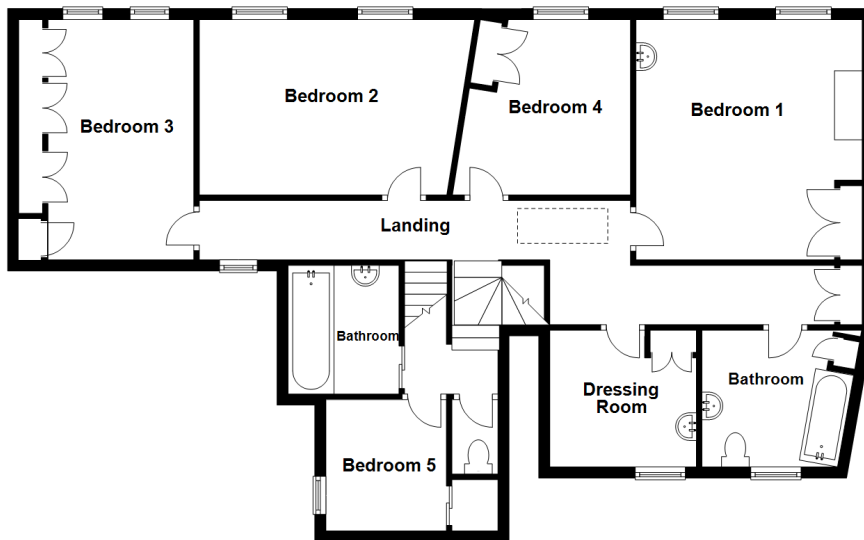
First Floor Local Market Flat



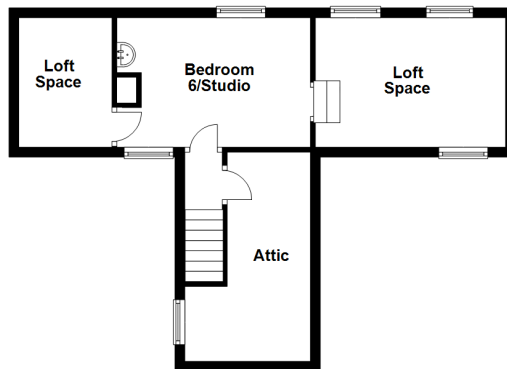
Ground Floor



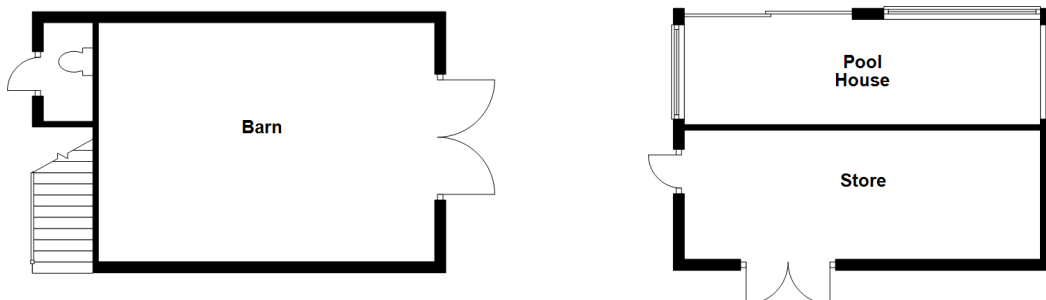
First Floor



Second Floor



Outbuildings



About Les Rouvets

A rare opportunity to acquire a traditional and charming Listed Guernsey Farmhouse situated on a quiet lane in the sought after rural parish of St. Saviour's. The Farmhouse retains many characterful features including impressive fireplaces, exposed beams and original flooring across extensive accommodation. The property offers up to seven bedrooms in the main house, a formal dining room, and a large kitchen with an aga. In addition to the main house Les Rouvets offers a detached two bedroom local market flat which is set above three large store rooms/stables which could be converted (subject to the necessary planning permissions) into further living accommodation. There is also a separate barn with a vaulted ceiling, a swimming pool, a pool house and a further large store room. Included with the property is one field opposite. Internal viewing is highly recommended to appreciate the versatility and true potential that this gem of a home has to offer.

ACCOMMODATION COMPRISING

MAIN HOUSE

Entrance Porch

5'11" x 5'11" (1.8m x 1.8m)

Entrance Hall

30'2" x 6'7" (9.2m x 2m)

Utility Room

13'5" x 7'10" (4.1m x 2.4m)

Fitted base units with fitted storage

Boiler Room

14'9" x 6'7" (4.5m x 2m)

Sitting Room

14'5" x 14'9" (4.4m x 4.5m)

Dining Room

18'8" x 14'9" (5.7m x 4.5m)

Granite fireplace. Door leading to...

Kitchen

20' x 12'10" (6.1m x 3.9m)

Appliances

AGA

Rear entrance hall

6'11" x 9'6" (2.1m x 2.9m)

Parquet flooring. Door to the rear

Inner hallway

9'6" x 2'11" (2.9m x 0.9m)

Parquet flooring. Opening to WC, walk in larder and wash hand area

Lounge

22' x 16'1" (6.7m x 4.9m)

Granite fireplace. Exposed beams

FIRST FLOOR

Master Bedroom

13'5" x 15'1" (4.1m x 4.6m)

Dressing Room

8'10" x 11'6" (2.7m x 3.5m)

Ensuite Bathroom

11'2" x 8'10" (3.4m x 2.7m)

Bedroom 2

18'1" x 11'6" (5.5m x 3.5m)

Exposed beam. Fitted double wardrobe

Bedroom 3

16'1" x 8'2" (4.9m x 2.5m)

Bedroom 4

11'10" x 8'10" (3.6m x 2.7m)

Fitted wardrobes

Bedroom 5

12'2" x 10'2" (3.7m x 3.1m)

Walk in wardrobe

WC

7'3" x 2'4" (2.2m x 0.7m)

Bathroom

6'7" x 4'7" (2m x 1.4m)

Three piece suite

SECOND FLOOR

Bedroom 6/Loft space

17'1" x 14'5" (5.2m x 4.4m)

Door leading to further attic space

EXTERIOR

The property is accessed via double iron gates leading to a large parking area offering ample space for multiple vehicles. To the side of the property is a raised area of lawn, a swimming pool, pool house and large granite store. To the rear there is an enclosed garden that is mainly laid to lawn with a chicken coop that backs onto fields behind. Included with the property is two fields opposite.



POOL HOUSE

28'10" x 8'2" (8.8m x 2.5m)

STORE ROOM BEHIND POOL HOUSE

BARN

WC. Mezzanine area

STORE ROOM 1

STORE ROOM 2

STORE ROOM 3

LOCAL MARKET FLAT

Living Room

21' x 16'5" (6.4m x 5m)

Bedroom 1

12'2" x 3.0 (3.7m x 3.0)

Bedroom 2

12'6" x 9'6" (3.8m x 2.9m)

Kitchen

9'10" x 6'3" (3m x 1.9m)

Bathroom

8'10" x 1.7 (2.7m x 1.7)

Perry's: 20D1

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity. Oil fired central heating. Cespit drainage.

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

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