



# Ste. Hélène Manor



# STE. HÉLÈNE MANOR

Route De St. Andre, St Andrew's, Guernsey, GY6 8XN

Open Market      £8,687,000

St. Helene Manor is a magnificent Georgian Manor built in the late 18th Century offering the superb proportions of that era. The ceilings are over 10 feet in height and each room on every floor is wonderfully light and elegant.

The property is gracious yet homely and enjoys a leafy outlook and total privacy.

The impressive reception hall leads to the drawing room, sitting room and dining room which is perfectly placed next to the kitchen / breakfast room; the sitting room, dining room and kitchen all have access to a south facing generous terrace. On the lower ground floor is a useful playroom / snug, wine cellar, a self contained guest apartment with external entry, and indoor swimming pool and changing rooms with door leading to the terrace and outdoor pool. The first and second floors house a magnificent master suite, guest suite and for further bedrooms – all capacious and light.

Ste Helene Manor is approached over a sweeping drive adjacent to the croquet law, there are lawned gardens around the house, a good sized outdoor swimming pool and a detached coach house which provides garaging for up to 8 cars, a billiard room and a generous office.

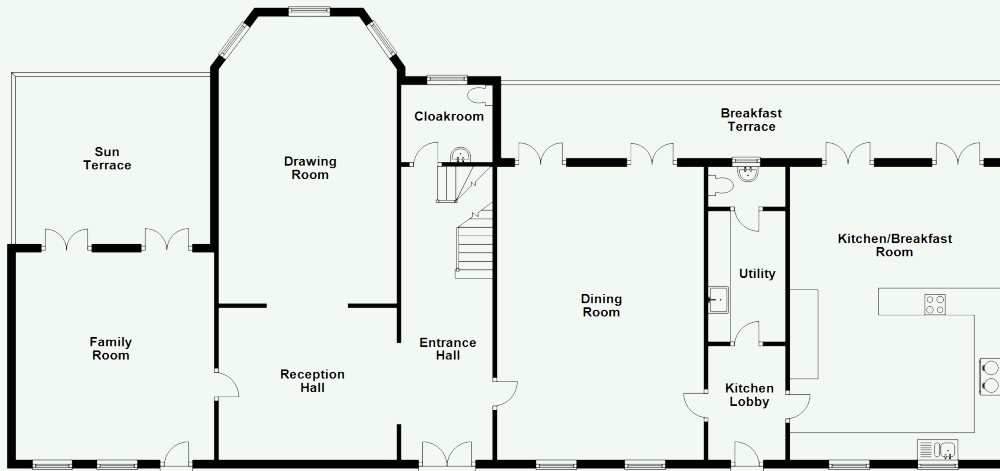
The house offers more than 12,400 square feet of accommodation of proportions rarely seen.



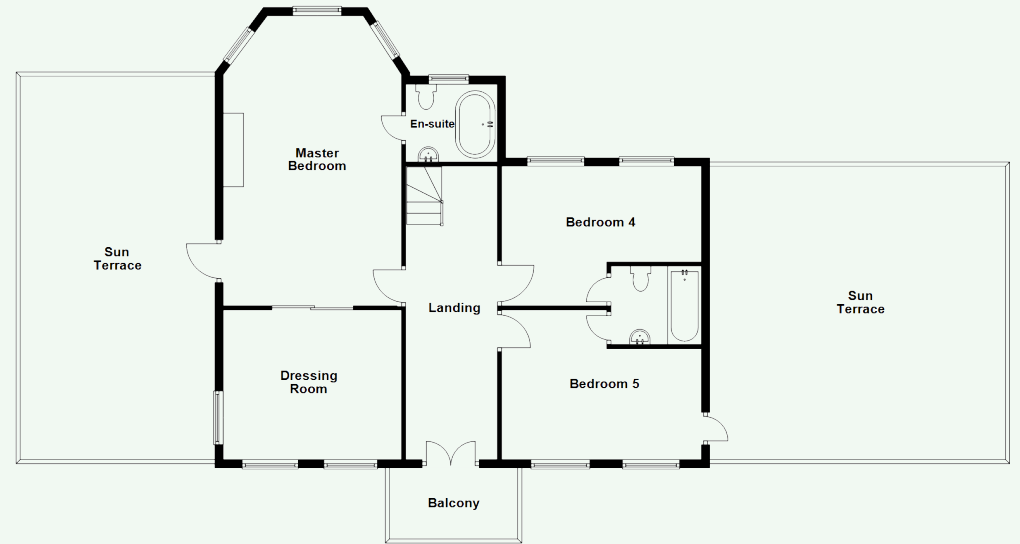




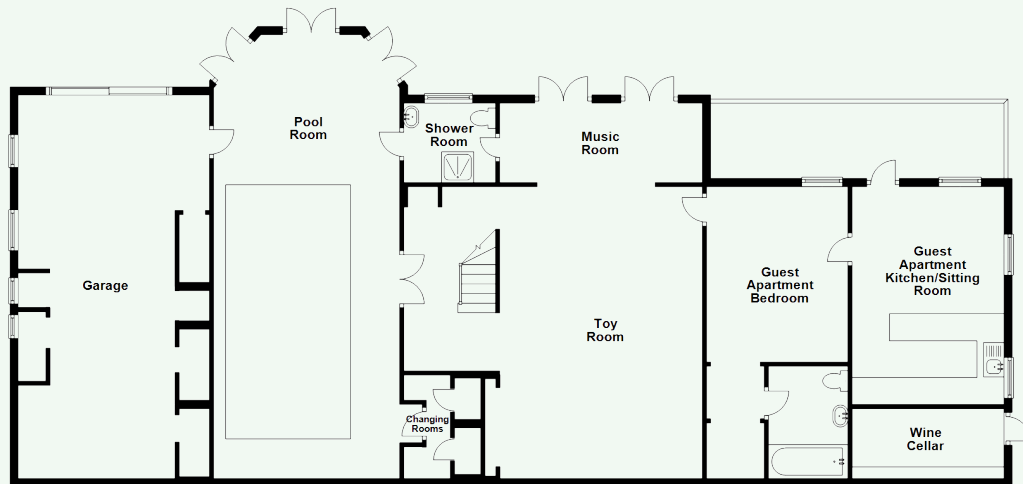
Ground Floor



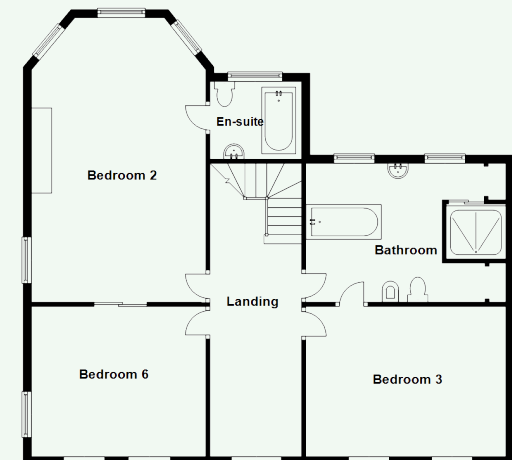
First Floor



Garden Floor



Second Floor



**GROUND FLOOR**

Entrance Hall  
23'11" x 9'6" (7.3m x 2.9m)

Cloakroom  
7'3" x 6'3" (2.2m x 1.9m)

Reception Hall  
15'5" x 14'9" (4.7m x 4.5m)

Drawing Room  
23'7" x 15'5" (7.2m x 4.7m)

Family Room  
20'8" x 19'8" (6.3m x 6m)

Sun Terrace  
19'8" x 13'9" (6m x 4.2m)

Dining Room  
23'11" x 15'9" (7.3m x 4.8m)

Kitchen Lobby  
8'10" x 6'7" (2.7m x 2m)

Utility  
12'6" x 5'11" (3.8m x 1.8m)

Cloakroom  
4'7" x 3'3" (1.4m x 1m)

Kitchen / Breakfast Room  
25'7" x 18'1" (7.8m x 5.5m)

Breakfast Terrace  
43'8" x 8'2" (13.3m x 2.5m)

**GARDEN FLOOR**

Toy Room  
25'3" x 22'8" (7.7m x 6.9m)

Music Room  
16'9" x 8'2" (5.1m x 2.5m)

Shower Room  
8'2" x 6'11" (2.5m x 2.1m)

Guest Apartment Bedroom  
14'5" x 9'2" (4.4m x 2.8m)

Guest Apartment Ensuite Bathroom  
8'2" x 5'3" (2.5m x 1.6m)

Guest Apartment Kitchen / Sitting Room  
18'4" x 13'5" (5.6m x 4.1m)

Pool Room  
36'9" x 16'9" (11.2m x 5.1m)

Garage  
34'9" x 20' (10.6m x 6.1m)

**FIRST FLOOR**

Landing  
23'11" x 9'6" (7.3m x 2.9m)

Master Bedroom  
25'11" x 15'5" (7.9m x 4.7m)

Dressing Room  
15'5" x 12'6" (4.7m x 3.8m)

En-Suite Bathroom  
7'10" x 6'3" (2.4m x 1.9m)

Sun Terrace  
21'4" x 20' (6.5m x 6.1m)

Bedroom 4  
15'5" x 12'2" (4.7m x 3.7m)

Bedroom 5  
15'5" x 12'2" (4.7m x 3.7m)

Jack and Jill Bathroom  
7'7" x 6'7" (2.3m x 2m)

Sun Terrace  
28'10" x 28'10" (8.8m x 8.8m)

**SECOND FLOOR**

Landing  
24'3" x 9'6" (7.4m x 2.9m)

Bedroom 2  
24'9" x 15'10" (7.54m x 4.83m)

Bedroom 2 Ensuite Bathroom  
7'10" x 6'3" (2.4m x 1.9m)

Bedroom 6  
15'10" x 13'7" (4.83m x 4.14m)

Bedroom 3  
16' x 12'6" (4.88m x 3.8m)

Bathroom  
14'5" x 10'8" (4.4m x 3.25m)

# swoffers

The key to Guernsey property

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