

# Les Grais

Guernsey Open Market





# LES GRAIS

Rue De Quanteraine, St. Pierre Du Bois, Guernsey, GY7 9DQ

Open Market      Sole Agent

£3,950,000

This beautiful and substantial listed farmhouse is situated in the rural western parish of St. Pierre Du Bois. Offering a unique blend of historic character and modern family living, this exceptional property is ideal for those seeking a high-quality lifestyle in one of the island's most desirable locations.

The striking Georgian facade gives way to a contemporary spacious interior offering all the attributes for modern family living. Thoughtfully planned reception areas lead to the heart of the home—a wonderful open-plan kitchen/dining/living space—perfect for entertaining and everyday family life and a traditional-style vine house adds an elegant dining/breakfast space.

On the first floor there are five generous bedrooms, including a luxurious main bedroom suite, and a further three bath/shower rooms, 'Les Grais' ensures ample space and comfort.

Externally 'Les Grais' offers landscaped gardens, a secluded pool, an enclosed courtyard, additional field/woodland and outbuildings. In addition, there is a recently constructed triple-bay oak garage with ample additional parking.

This family home represents a prime opportunity for discerning buyers, and a viewing is highly recommended to appreciate what 'Les Grais' has to offer.



Experience the best of Guernsey's low-tax jurisdiction and countryside charm with 'Les Grais'















Attractive and spacious family home

Wonderful open plan kitchen/dining/living space

Luxurious main bedroom suite

Four further double bedrooms & three bath/shower rooms

Secluded pool area and gardens

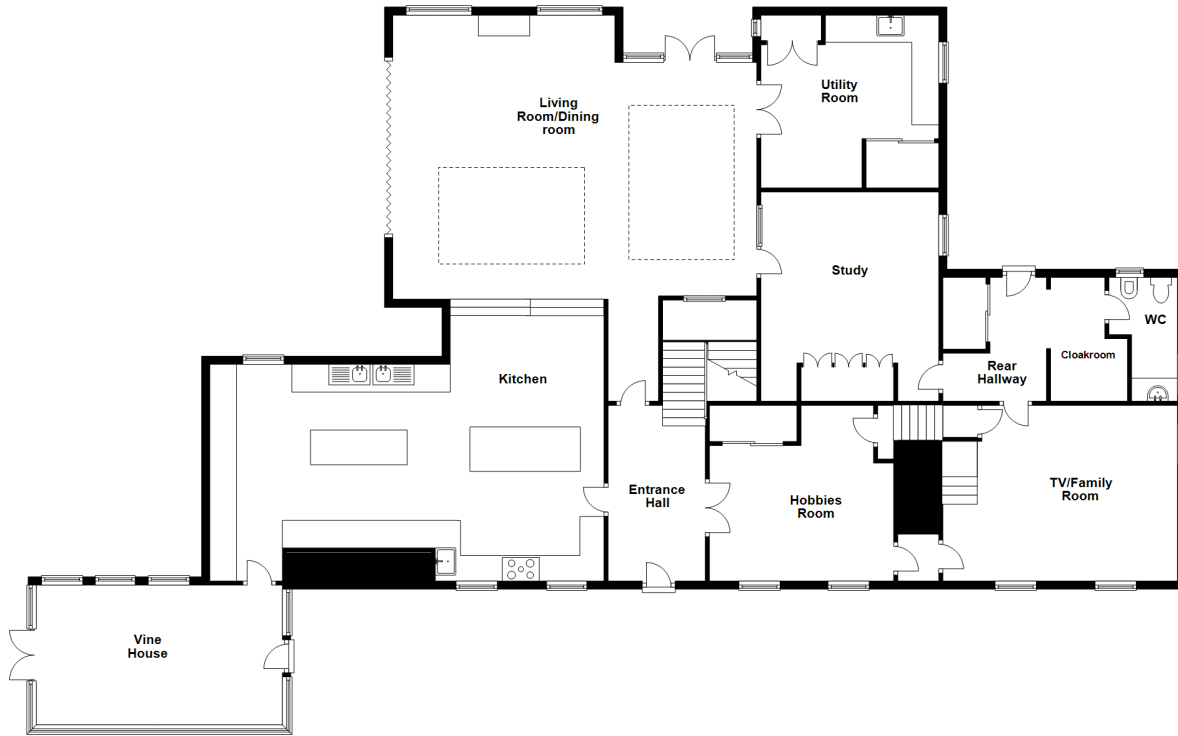
Triple bay oak garage and plenty of parking

Versatile outbuildings

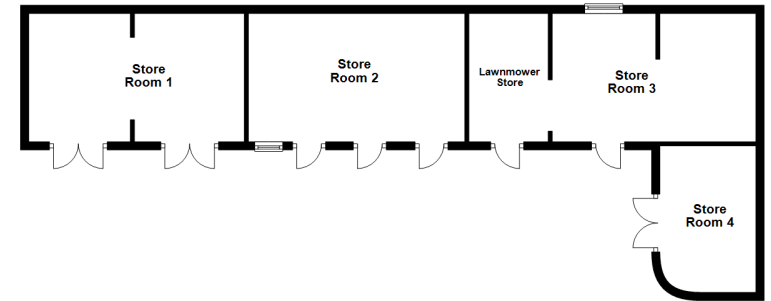
Rural St. Peter's location



Ground Floor



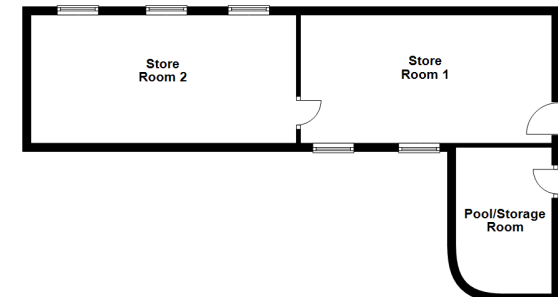
The Barn - Ground Floor



First Floor



The Barn - First Floor



## **ACCOMMODATION COMPRISING**

### **GROUND FLOOR**

Entrance Hall  
15'7" x 7'8" (4.75m x 2.34m)  
Staircase to first floor.

Kitchen  
30'3" (9.22) x 15'1" (4.6) max x  
11'10" (3.6) min  
Fitted with a range of walnut base  
units with corian worksurface over  
and cream wooden wall units . Three  
Franke sinks with drainers, two central  
islands and a five ring induction hob.

Living Room/Dining room  
33' x 27'8" (10.06m x 8.43m)  
Two large atrium roof lights. Double  
doors leading to rear. Bi-folding doors  
leading to Al fresco dining area. Multi-  
fuel fireplace with feature wall.

Vine House  
27'5" x 16' (8.36m x 4.88m)  
Rebuilt by the current owners the vine  
house is used as a sitting room and  
formal dining area and features a  
wood burning stove. Double doors  
lead onto a west facing court yard  
and give access to the Jacuzzi.

Study  
15'4" x 13'10" (4.67m x 4.22m)  
Built in storage cupboard.

Utility Room  
14'8" x 11'1" (4.47m x 3.38m)  
Fitted with a range of grey painted  
units with a wooden work surface over  
incorporating a belfast sink.

Hobbies Room  
15'7" x 14'11" (4.75m x 4.55m)  
Cloak storage cupboard.

TV/Family Room  
20'3" x 15'8" (6.17m x 4.78m)  
Integrated multi fuel burner. Access to  
storage.

Rear Hallway  
8'10" x 4'2" (2.7m x 1.27m)

Cloakroom  
9'9" x 6'1" (2.97m x 1.85m)  
Featuring a selection of storage  
cupboards.

WC  
7'10" x 7'8" (2.4m x 2.34m)  
Consisting of three piece suite  
including low flush WC, wash hand  
basin and bidet.

### **FIRST FLOOR**

Landing  
19'4" x 2'11" (5.9m x 0.9m)

### **PRIMARY BEDROOM SUITE COMPRISING...**

Bedroom  
15'5" x 16' (4.7m x 4.88m)  
Built in wardrobes.

WC  
5'1" x 4'4" (1.55m x 1.32m)  
Fitted with a two piece white suite.

Dressing Room  
12'4" x 5'5" (3.76m x 1.65m)  
Fitted with a range of built in open  
fronted storage units.

Ensuite Bathroom  
15'5" x 13'8" (4.7m x 4.17m)  
Fully tiled. His and hers sink set into  
vanity unit. Two walnut storage  
cabinets. One centre free standing  
bath tub. Large walk in dual ended  
shower.

### **BEDROOM SUITE 2 COMPRISING...**

Bedroom  
12'3" x 14'8" (3.73m x 4.47m)

Shower Room  
7' x 7'9" (2.13m x 2.36m)  
Fitted with a three piece suite  
consisting of wash hand basin, low  
flush WC and large walk in shower.

Inner Hallway  
11'2" x 4'2" (3.4m x 1.27m)

Airing cupboard  
9'2" x 5'7" (2.8m x 1.7m)

Bedroom 3  
16'4" x 12'6" (4.98m x 3.8m)  
Built in wardrobes.

Bedroom 4  
17'3" x 11'1" (5.26m x 3.38m)  
Large built in wardrobe.

Shower Room  
11'11" x 6'3" (3.63m x 1.9m)  
Three piece suite consisting of wash  
hand basin set into vanity unit, low  
flush WC and large walk in shower.

Rear Landing  
8'10" x 3'1" (2.7m x 0.94m)

Bathroom  
8'9" x 5'6" (2.67m x 1.68m)  
Three piece suite consisting of wash  
hand basin set into pedestal, low flush  
WC and bath with shower over.

Bedroom 5  
12'7" x 9' (3.84m x 2.74m)

Appliances  
Siemens appliances including 5 ring  
induction hob, three ovens, two  
warming drawers and microwave.  
Two AEG fridges. AEG freezer. Two  
Miele dishwashers. Hotpoint washing  
machine. Hotpoint tumble dryer.  
Hotpoint future freezer.

### **OUTSIDE**

#### **BARN**

Store Room 1  
23' x 18'8" (7m x 5.7m)

Store Room 2  
55'2" x 17'11" (16.81m x 5.46m)

Store Room 3  
22'3" x 18'4" (6.78m x 5.6m)

Lawnmower Store  
18'7" x 6'11" (5.66m x 2.1m)

Store Room 4  
13'1" x 10'8" (4m x 3.25m)

Pool/Storage Room  
12'8" x 9'3" (3.86m x 2.82m)

First Floor Store Room 1  
33'8" x 18'5" (10.26m x 5.61m)  
Housing pool pump and equipment.

First Floor Store Room 2  
54'11" x 18'4" (16.74m x 5.6m)  
Oak Built Triple Garage  
32'6" x 21'8" (9.9m x 6.6m)  
Bespoke fitted workshop storage units  
and basin.

Front  
A gated, gravelled driveway provides  
parking for numerous vehicles and  
gives access to the front door. Gates  
also leading to the rear.

Side  
A separate driveway gives access to  
a modern, oak built triple bay garage.  
From this side there is a lawned  
garden which leads to a courtyard  
with jacuzzi.

Rear  
Immediately to the rear is a decked  
alfresco dining area accessed off of  
the living room. From here a gravelled  
path leads up steps to gardens  
and swimming pool, completed  
approximately 6 years ago. Stretching  
along the rear boundary is a  
substantial barn with various store  
rooms, workshops, garages and gym.

Field  
Located across the road from the front  
of the property is an agricultural field  
measuring approximately 1.5 acres.

LISTED  
Viewing: BY APPOINTMENT  
Possession: BY ARRANGEMENT  
Services: Mains water, electricity and  
drainage. Oil fired central heating.  
Electric underfloor heating in kitchen/  
dining/living room, vine house and  
bathrooms. Air source heating for  
swimming pool.  
Construction: Granite with cavity  
extensions. Part wooden single  
glazing and part wooden double  
glazing.  
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.