

LES GOUIES MANOR





Le Gouies Manor

La Vassalerie, St. Andrew,
Guernsey, GY6 8XJ

£25,000,000

OPEN MARKET SOLE AGENT

Les Gouies Manor is a beautifully proportioned and exceptionally pretty granite farmhouse set within an unspoilt rural landscape, offering rare privacy and refinement in one of the island's most peaceful parishes. Surrounded by sheltered south-facing gardens, the principal residence sits discreetly within its grounds, embraced by open countryside and enjoying complete seclusion. Meticulously and sympathetically restored, the estate combines period character with a level of finish that is both understated and of exceptional quality. The accommodation comprises the elegant main residence alongside a charming guest cottage and a separate private house, La Pépinière, creating exceptional flexibility for multi-generational living, guests or staff while preserving the privacy of the principal home.

Beyond the core residences, a collection of complementary lifestyle buildings elevates the estate into a truly complete country holding, including extensive garaging, a state-of-the-art gym, private health suite and impressive entertainment room. This is a rare opportunity to acquire a refined and beautifully composed country estate of remarkable quality and discretion.





Authentic granite farmhouse beautifully restored with integrity, preserving character while delivering seamless modern luxury.

A complete private estate principal residence, guest cottage, separate four-bedroom house and dedicated state of the art Leisure complex, within one cohesive setting.

Resort-level leisure at home indoor pool, sauna, steam room, vaulted glazed gym and a fully equipped entertainment room rivalling private members' facilities.

Sheltered south-facing grounds wrapped by agricultural land, ensuring enduring privacy and tranquillity.

Peaceful rural position in St Andrews, yet just five minutes from the South and West coast and St Peter Port the Town Centre.

Intimate and cosy for family life, yet expansive enough for entertaining on a grand scale.

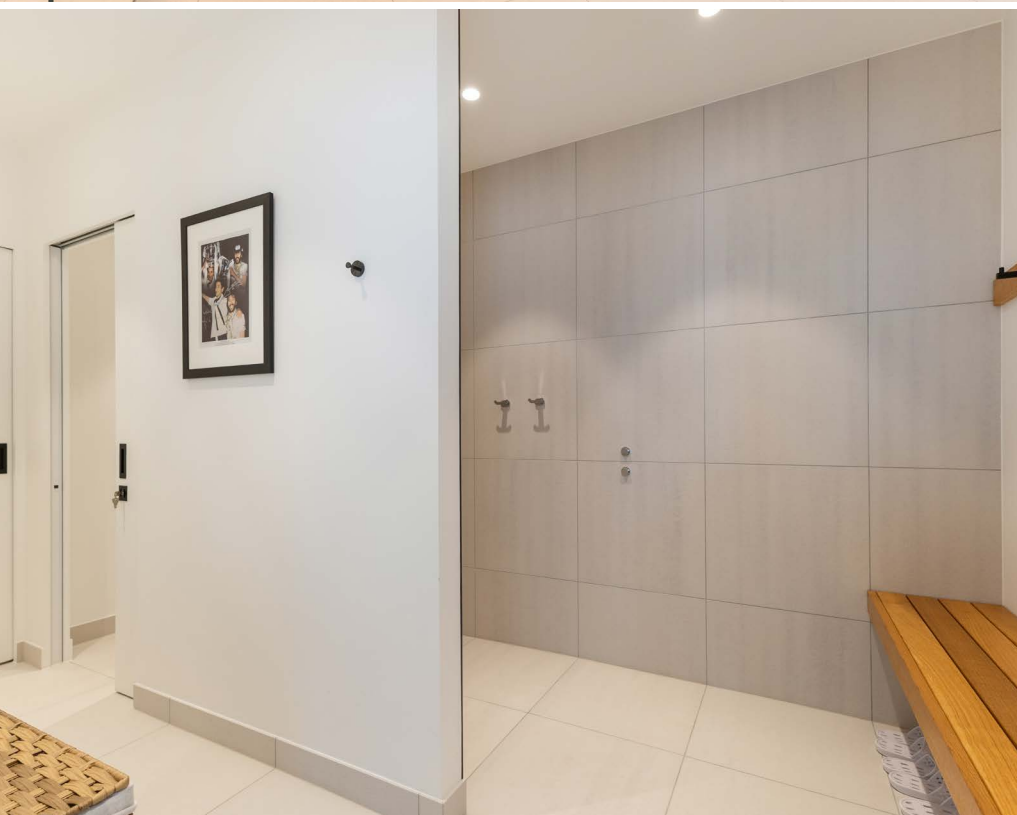






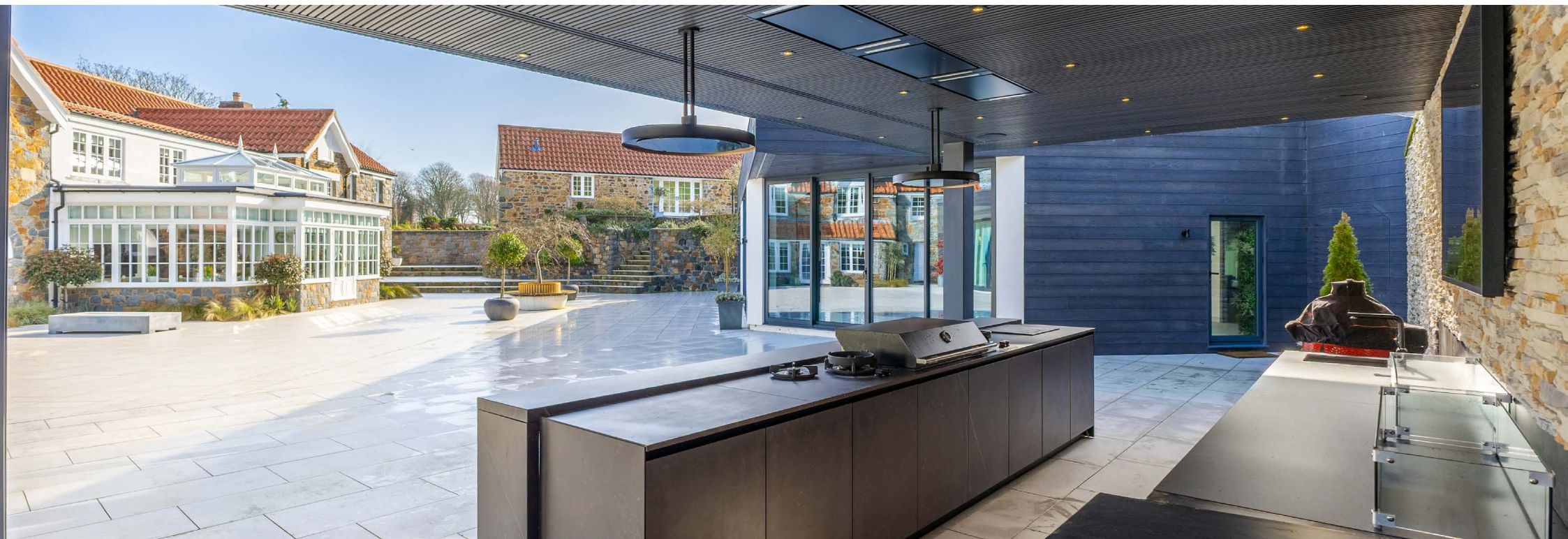
Leisure Suite





Entertainment Suite





Detached Cottage



Detached House

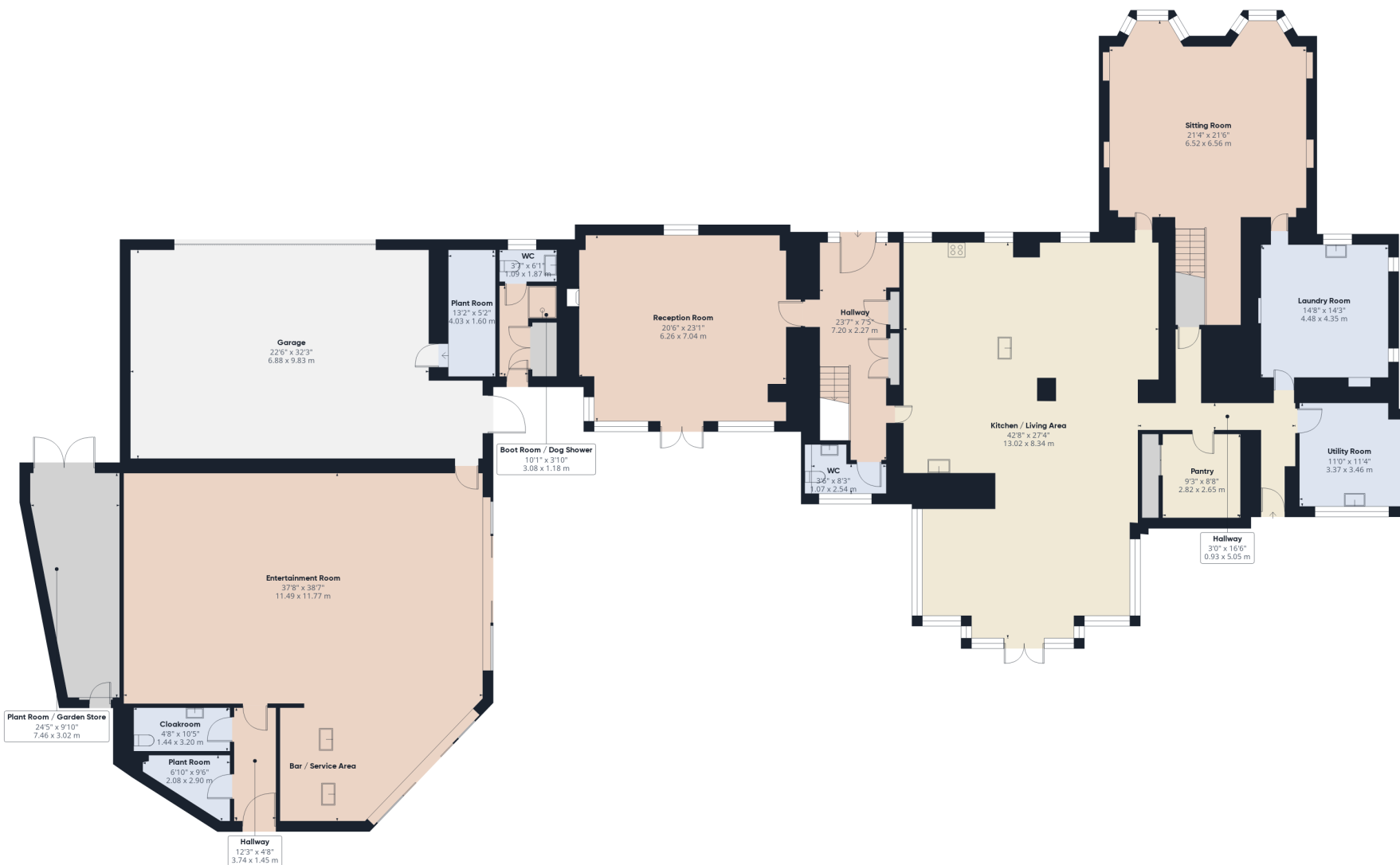




Grounds







Approximate total area⁽¹⁾

5302 ft²
492.6 m²

(1) Excluding balconies and terraces

Reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Main Farmhouse



Approximate total area⁽¹⁾

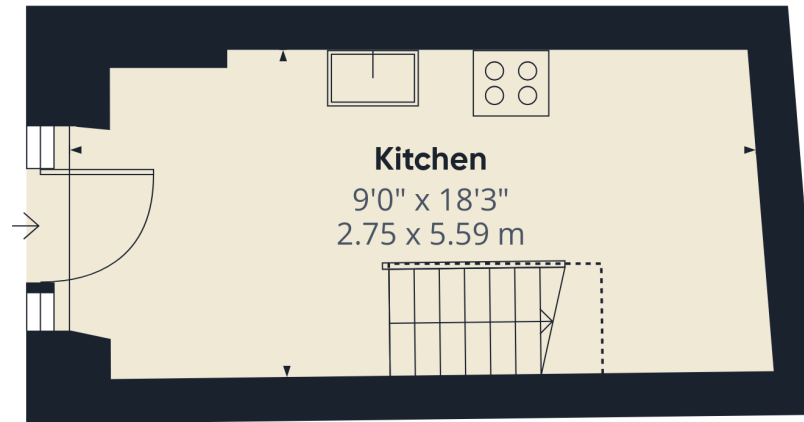
2453 ft²
227.8 m²

(1) Excluding balconies and terraces

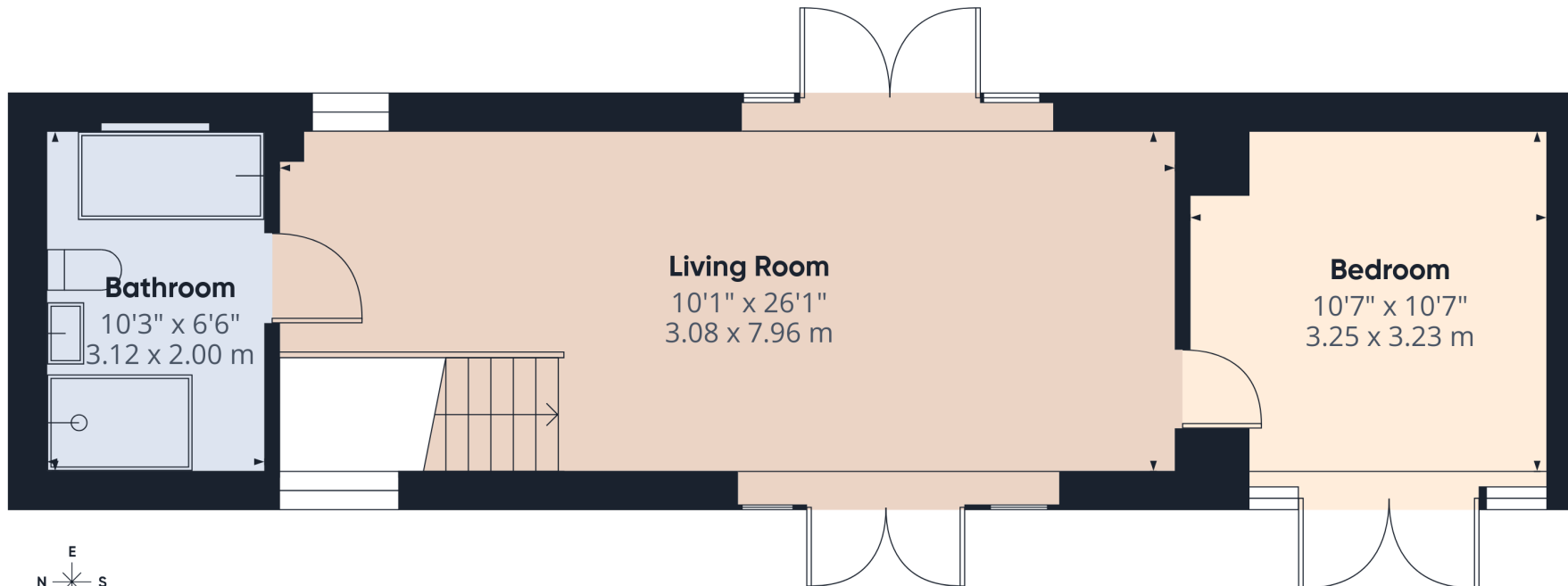
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Ground Floor Detached Cottage



Floor 1 Detached Cottage

Approximate total area⁽¹⁾

596 ft²

55.3 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Pool Complex
 30'3" x 32'10"
 9.22 x 10.03 m

Gym
 29'11" x 22'11"
 9.13 x 6.99 m

Steam Room
 7'6" x 9'4"
 2.29 x 2.86 m

Sauna
 7'7" x 9'2"
 2.32 x 2.82 m

Changing Room
 8'0" x 13'6"
 2.44 x 4.12 m

Changing Room
 7'11" x 13'8"
 2.43 x 4.17 m

WC

Service Area
 8'2" x 9'0"
 2.49 x 2.75 m

Utility Room
 7'1" x 56'0"
 2.17 x 17.07 m

21'0" x 5'10"
 6.41 x 1.79 m

Approximate total area⁽¹⁾
 2579 ft²
 239.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

1603 ft²

148.7 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

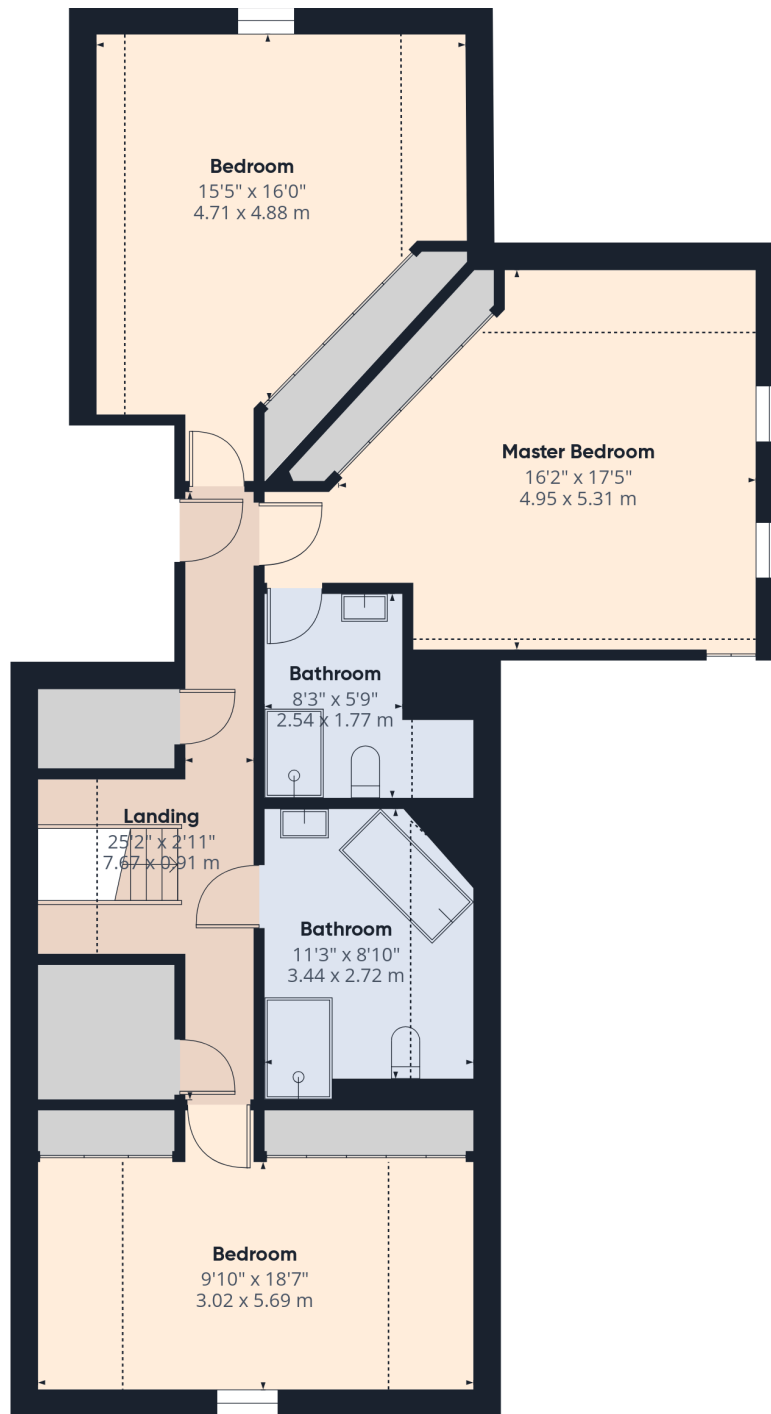
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Detached House



Floor 1 Detached House

Approximate total area⁽¹⁾

1051 ft²

97.7 m²

Reduced headroom

192 ft²

17.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MAIN FARMHOUSE

GROUND FLOOR

Entrance Hall

23'7" x 7'5" (7.2m x 2.26m)

WC

3'6" x 8'4" (1.07m x 2.54m)

Kitchen / Living Area

42'9" x 27'4" (13.03m x 8.33m)

Pantry

9'3" x 8'8" (2.82m x 2.64m)

Sitting Room

21'5" x 21'6" (6.53m x 6.55m)

Hallway

3'1" x 16'7" (0.94m x 5.05m)

Laundry Room

14'8" x 14'3" (4.47m x 4.34m)

Utility Room

11'1" x 11'4" (3.38m x 3.45m)

Reception Room

20'6" x 23'1" (6.25m x 7.04m)

Boot Room / Dog Shower

10'1" x 3'10" (3.07m x 1.17m)

WC

3'7" x 6'2" (1.1m x 1.88m)

Garage

22'7" x 32'3" (6.88m x 9.83m)

Plant Room

13'3" x 5'3" (4.04m x 1.6m)

FIRST FLOOR

Landing

16'11" x 9'2" (5.16m x 2.8m)

Hallway

4'3" x 29'9" (1.3m x 9.07m)

Master Bedroom

17' x 22'11" (5.18m x 6.99m)

Dressing Room

9'5" x 17'11" (2.87m x 5.46m)

Ensuite Bathroom

13'5" x 3'1" (4.1m x 0.94m)

Library

10'4" x 26'8" (3.15m x 8.13m)

Bedroom

11'1" x 11'10" (3.38m x 3.6m)

Ensuite Bathroom

10'6" x 7'5" (3.2m x 2.26m)

Landing

7'2" x 7'3" (2.18m x 2.2m)

Bedroom

11'5" x 21'8" (3.48m x 6.6m)

Ensuite Bathroom

7' x 7'9" (2.13m x 2.36m)

Bedroom

14'11" x 14'4" (4.55m x 4.37m)

Inner Hall

5'3" x 6'9" (1.6m x 2.06m)

Bedroom

11'1" x 15'6" (3.38m x 4.72m)

Bathroom

7'7" x 8'2" (2.3m x 2.5m)

ENTERTAINMENT SUITE

Entertainment Room

37'8" x 38'7" (11.48m x 11.76m)

Cloakroom

4'9" x 10'6" (1.45m x 3.2m)

Plant Room

6'10" x 9'6" (2.08m x 2.9m)

Plant Room / Garden Store

24'6" x 9'11" (7.47m x 3.02m)

LEISURE SUITE

Pool Complex

30'3" x 32'11" (9.22m x 10.03m)

Sauna

7'7" x 9'3" (2.3m x 2.82m)

Steam Room

7'6" x 9'5" (2.29m x 2.87m)

Pool Changing Room

8' x 13'6" (2.44m x 4.11m)

Gym Changing Room

8' x 13'8" (2.44m x 4.17m)

Gym

29'11" x 22'11" (9.12m x 6.99m)

Service Area

8'2" x 9' (2.5m x 2.74m)

Utility Room

7'1" x 56' (2.16m x 17.07m)

DETACHED COTTAGE

GROUND FLOOR

Kitchen

9' x 18'4" (2.74m x 5.6m)

FIRST FLOOR

Living Room

10'1" x 26'1" (3.07m x 7.95m)

Bedroom

10'8" x 10'7" (3.25m x 3.23m)

Bathroom

10'3" x 6'7" (3.12m x 2m)

DETACHED HOUSE

GROUND FLOOR

Entrance Porch

6'1" x 3'3" (1.85m x 1m)

Hallway

3'9" x 12'1" (1.14m x 3.68m)

Kitchen

24'10" x 10'11" (7.57m x 3.33m)

Living Room

14'10" x 21'8" (4.52m x 6.6m)

Office

8' x 13'5" (2.44m x 4.1m)

Sitting Room

13'5" x 10'6" (4.1m x 3.2m)

Bathroom

6'4" x 5'7" (1.93m x 1.7m)

Reception Room

20'2" x 8'11" (6.15m x 2.72m)

Hallway

2'11" x 13'1" (0.9m x 4m)

Bedroom

12' x 13'3" (3.66m x 4.04m)

Utility Room

9'10" x 8' (3m x 2.44m)

FIRST FLOOR

Master Bedroom

16'3" x 17'5" (4.95m x 5.3m)

Ensuite Bathroom

8'4" x 5'10" (2.54m x 1.78m)

Bedroom

15'5" x 16' (4.7m x 4.88m)

Bedroom

9'11" x 18'8" (3.02m x 5.7m)

Bathroom

11'3" x 8'11" (3.43m x 2.72m)

Detached House Garage

17'6" x 18'3" (5.33m x 5.56m)

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The key to Guernsey property

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