

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.

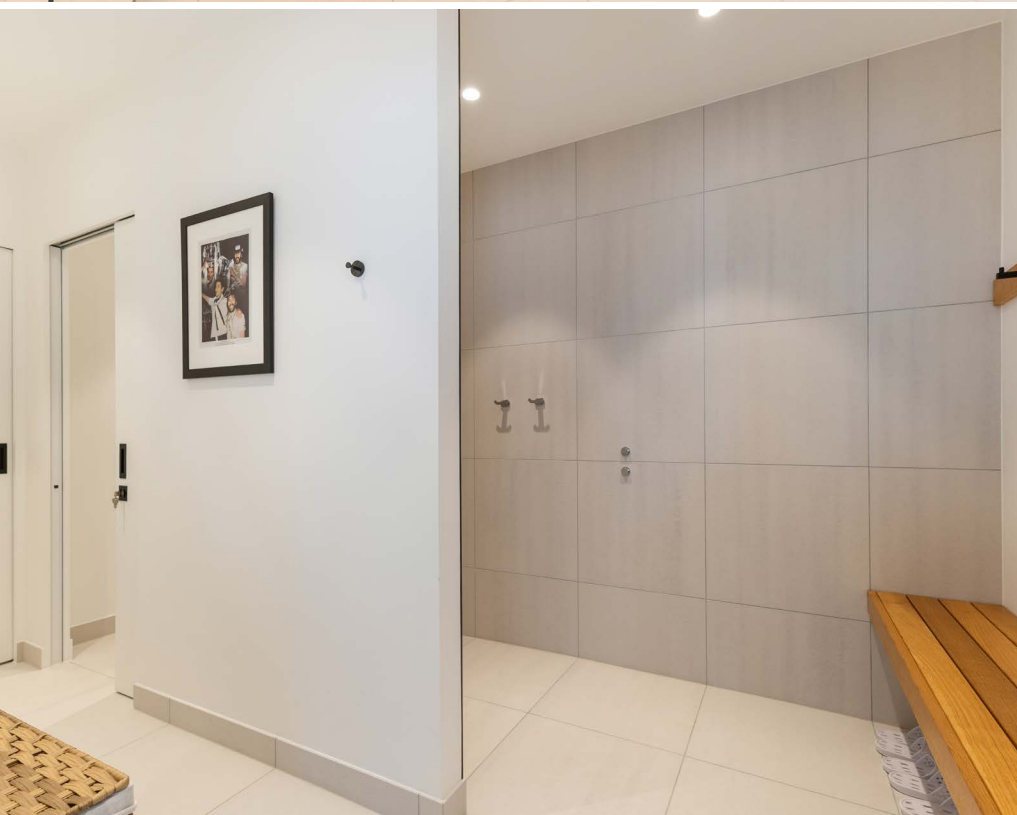






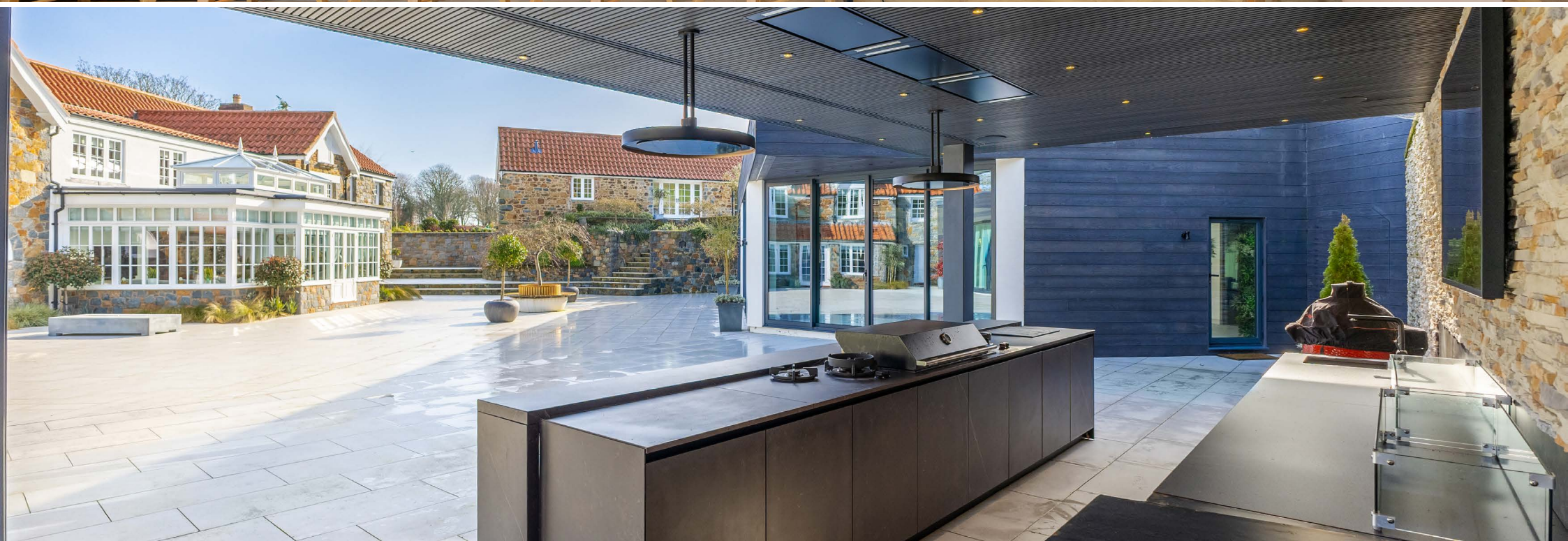
Leisure Suite





Entertainment Suite





Detached Cottage



Detached House

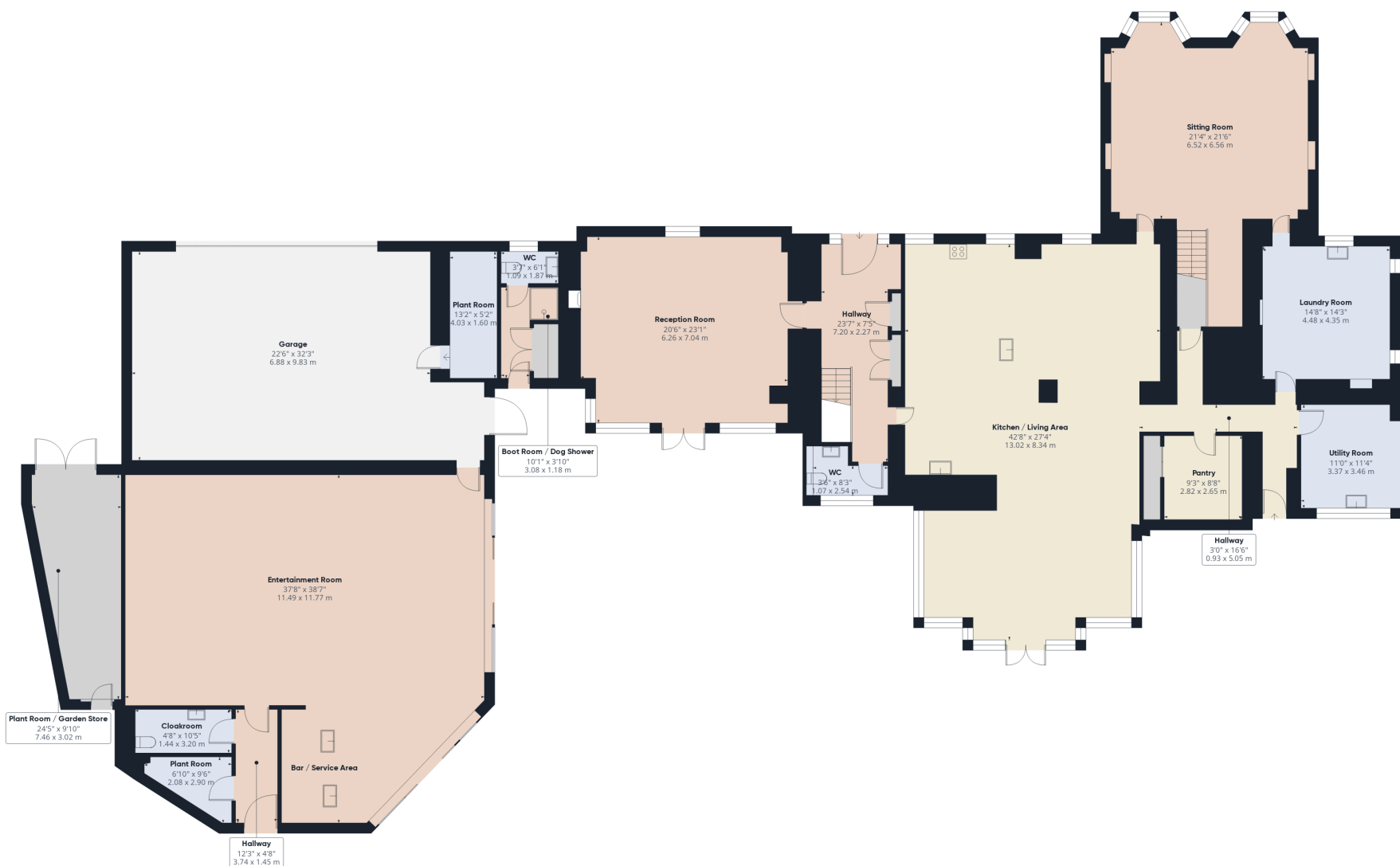




Grounds







Approximate total area⁽¹⁾

5302 ft²
492.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Ground Floor Main Farmhouse



Approximate total area⁽¹⁾

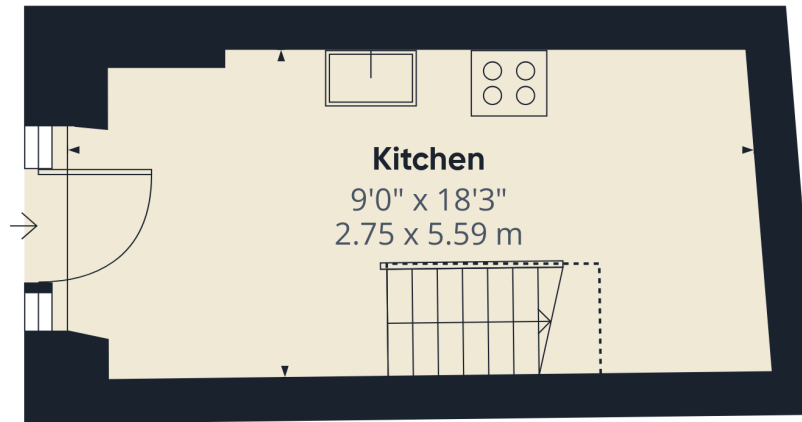
2453 ft²
227.8 m²

(1) Excluding balconies and terraces

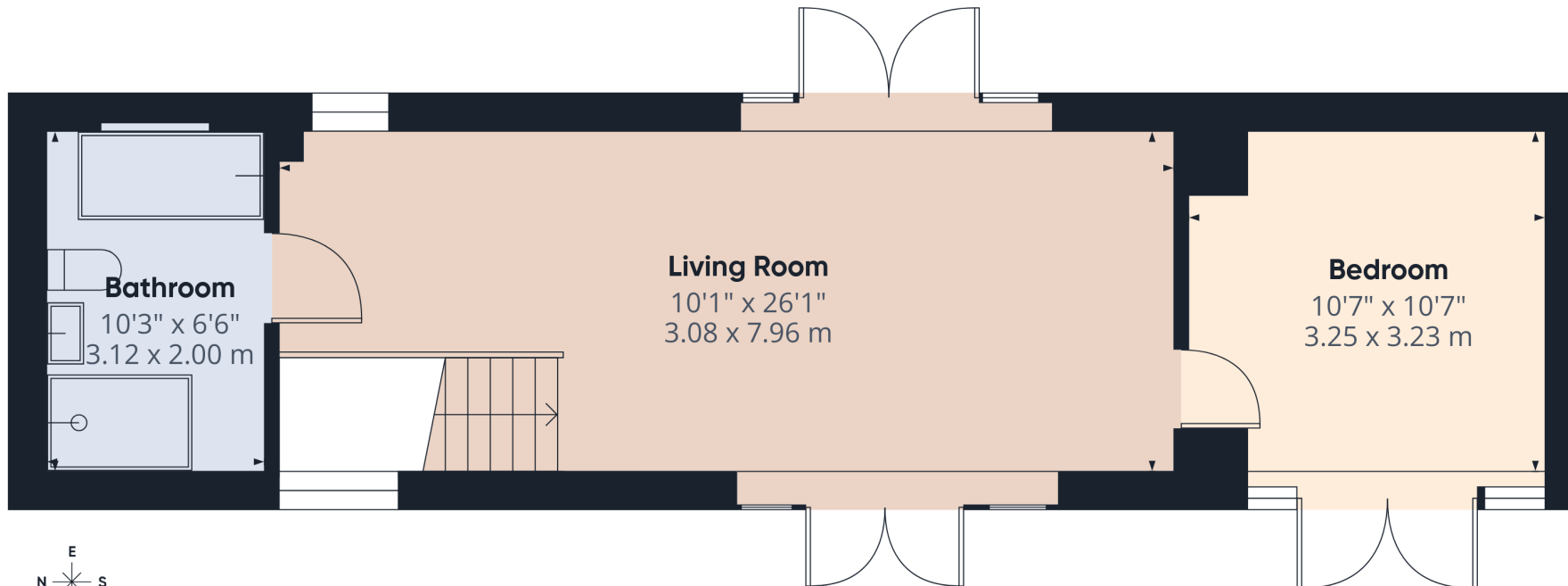
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

GIRAFFE360



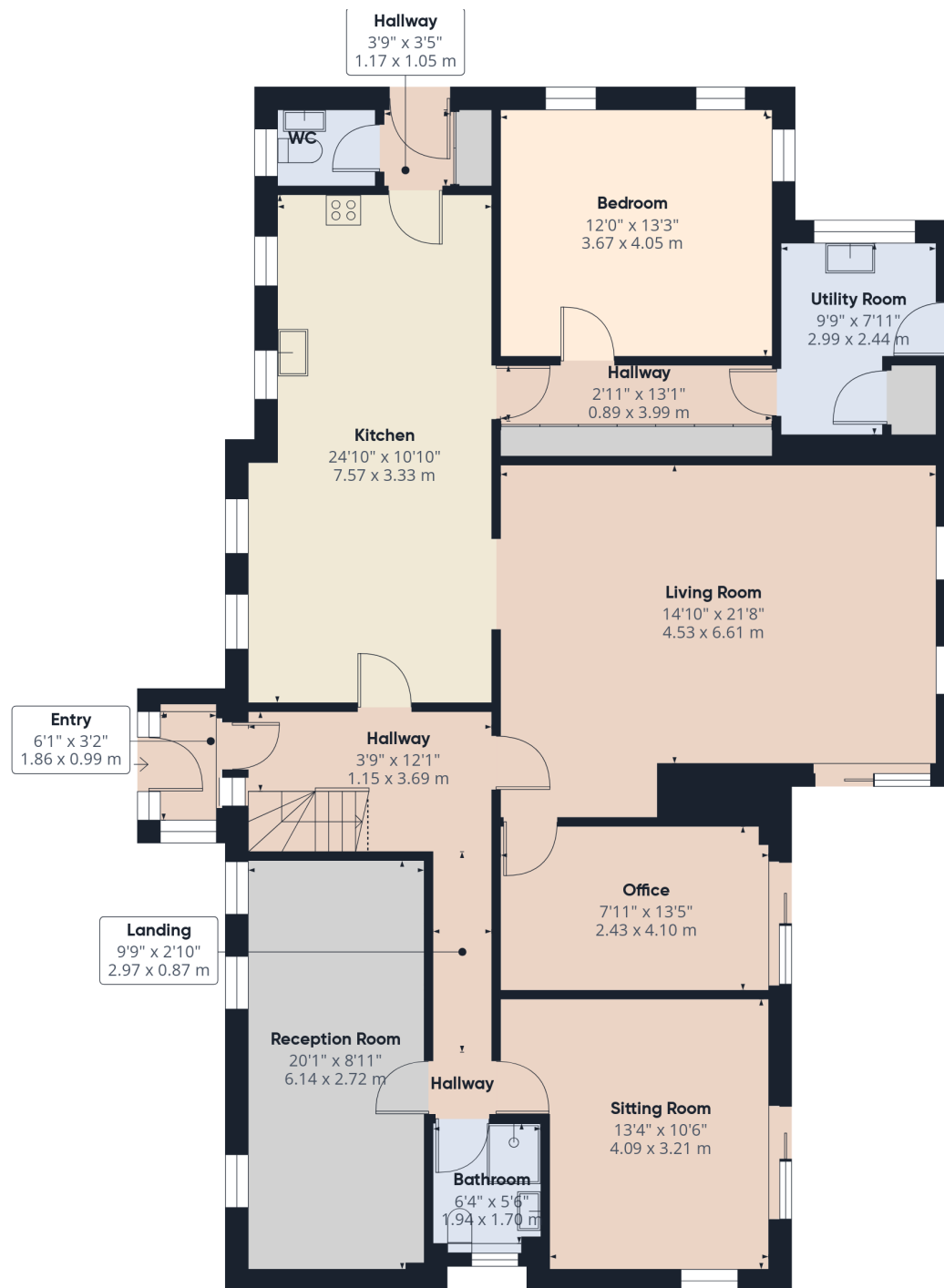
Approximate total area⁽¹⁾

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

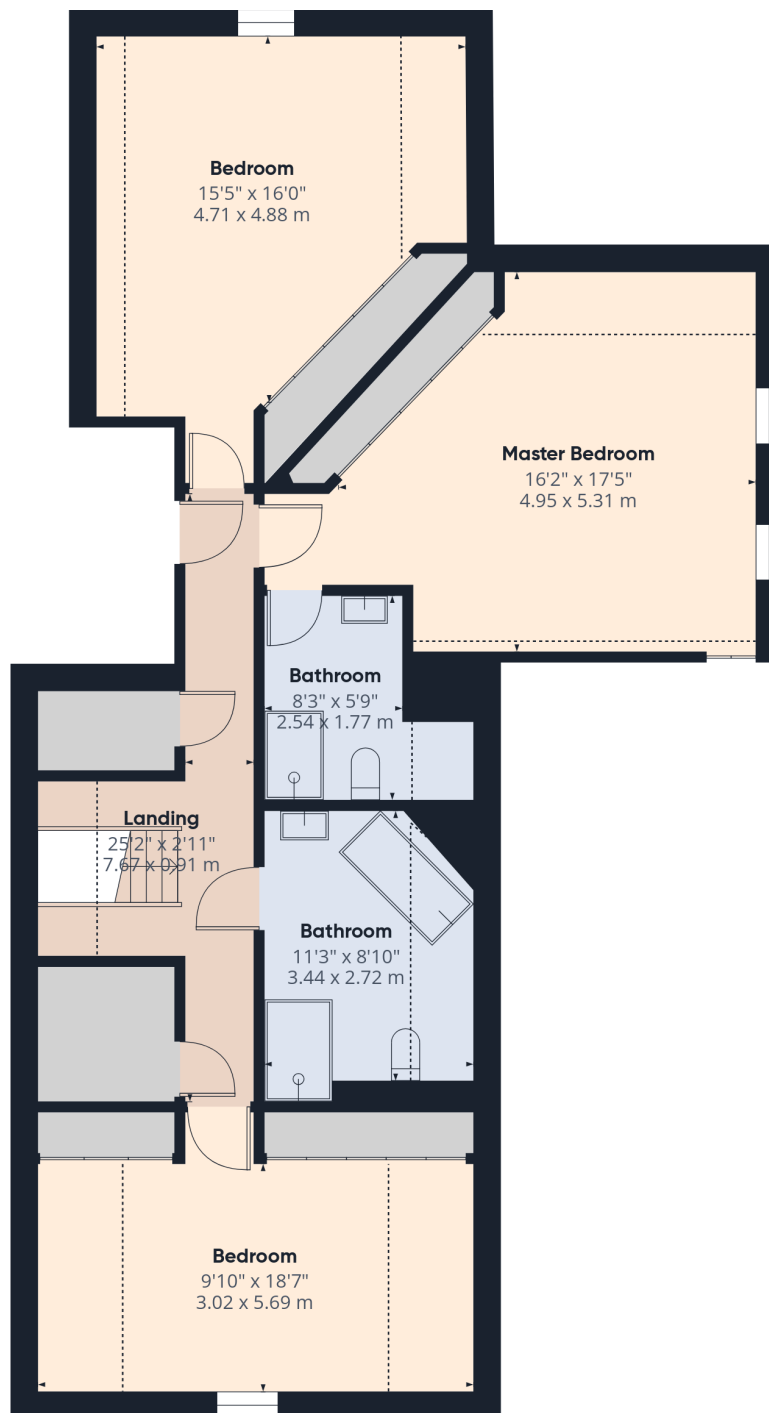
..... Below 5 ft/1.5 m

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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