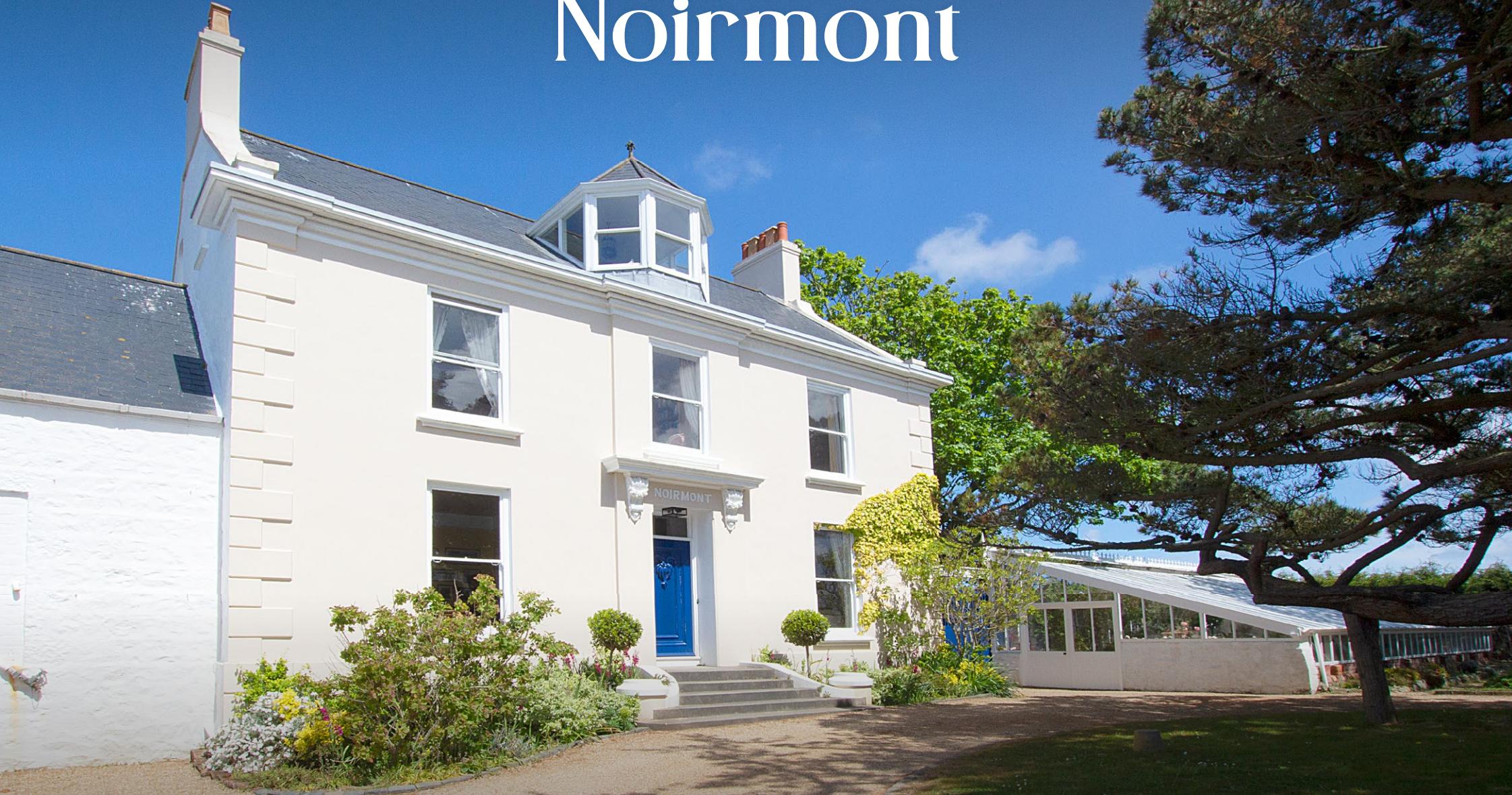


# Noirmont



Pleinheaume Lane, Vale, GY6 8NS | Local Market | Sole Agent | **£1,950,000**  
4 Bed | 4 Bath | 3 Reception | 4 Room Basement | Stabling | Garaging | Land



# Welcome to Noirmont

Cooper Brouard are delighted to bring to the market, for only the second time since its construction in 1880, this imposing Victorian country property with its vine house, private grounds, outbuildings and land.

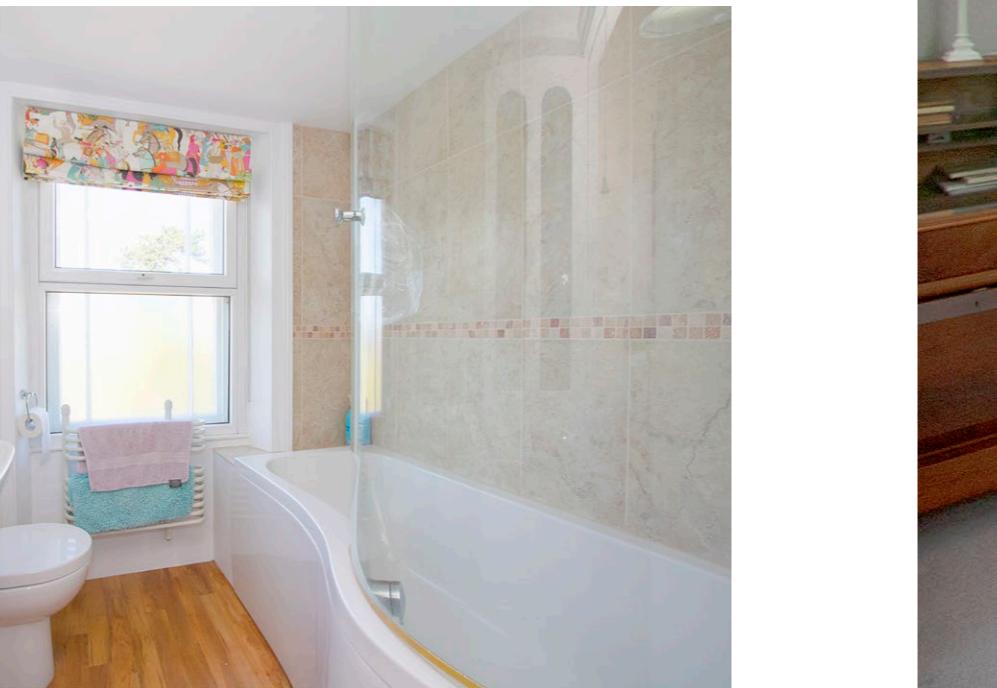
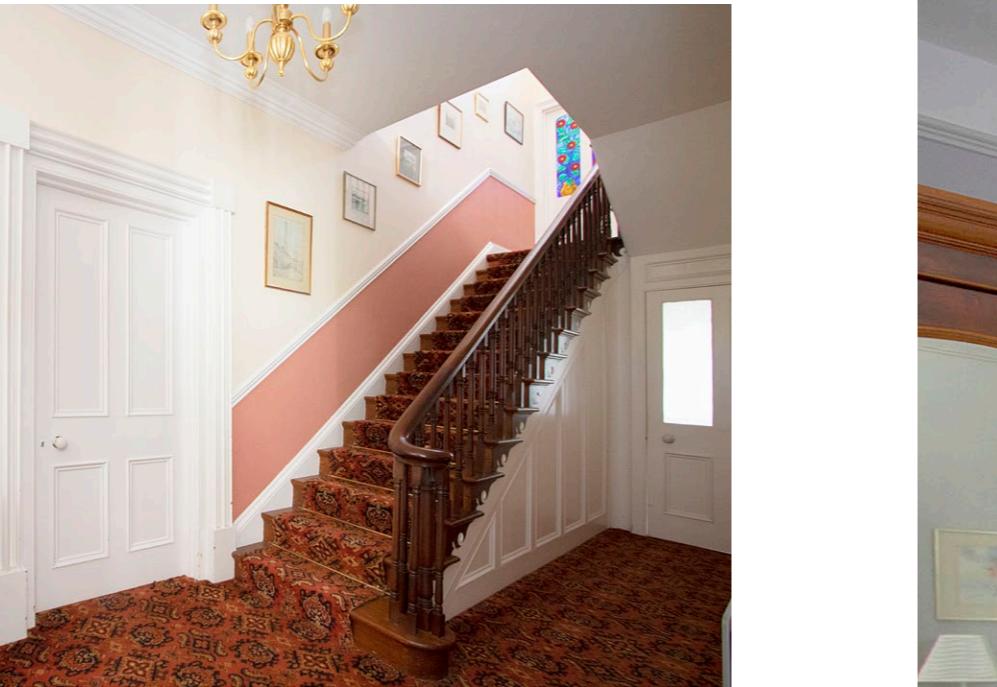
A lovely home that has retained all of its original character and is a protected building, the substantial house offers extensive living space over four floors including well-proportioned reception rooms with many period features, large semi basement with excellent headroom throughout, and generous bedroom accommodation including a large primary bedroom suite on the top floor, with excellent views.

The walled rear garden is lovely and private and the extensive outbuildings provide good stabling, storage and garaging. Within 200 yards of the main house there is a 4 vergee (1.6 acre) field that is available to the purchaser by separate negotiation, and other fields may be let nearby.

Located approximately half a mile inland from west coast beaches at Port Grat and Rousse, accessed over rural lanes, this fabulous property offers excellent facilities to the discerning buyer and requires internal viewing to be fully appreciated.



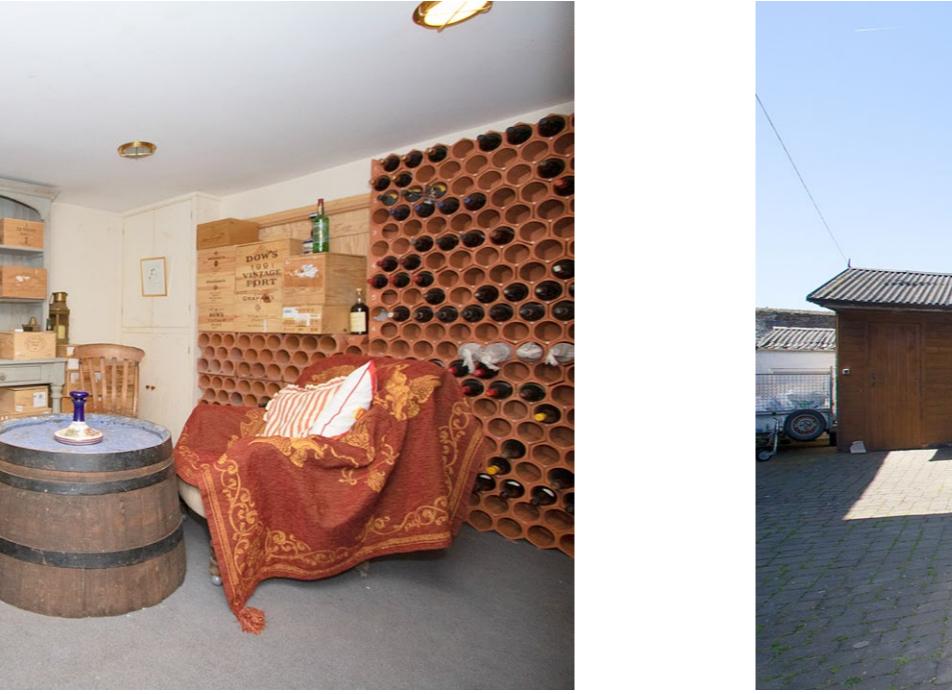


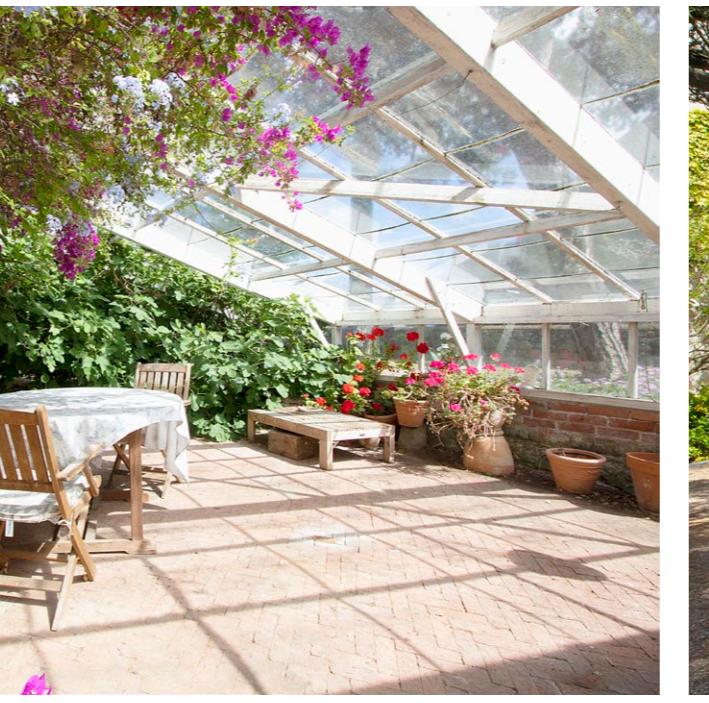






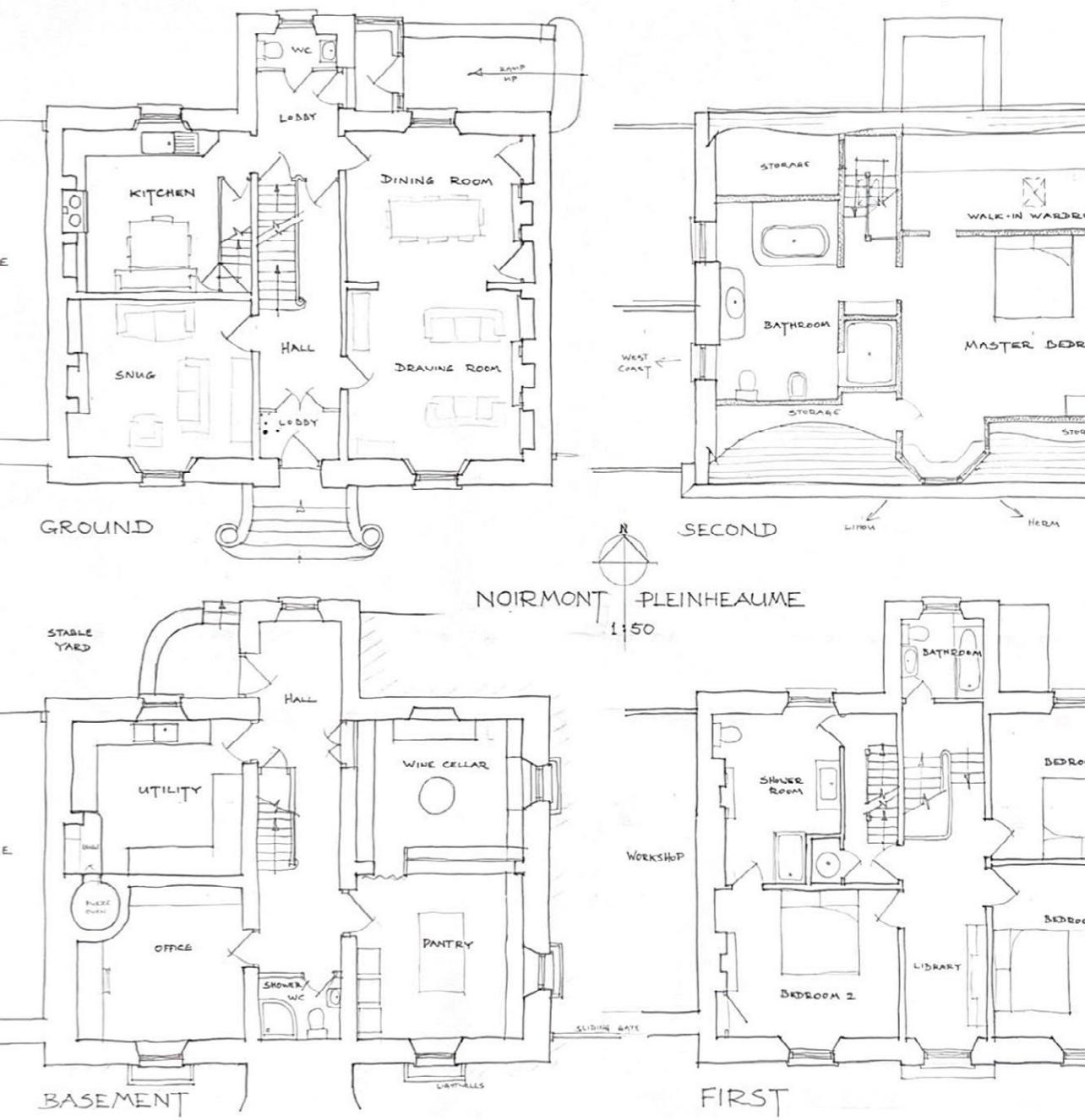
## Basement







## FLOORPLANS



## GROUND FLOOR

Ornate carved front door to Entrance  
Lobby 6'7 x 4' double doors to;

**Entrance Hall**  
19' x 6'7 doors off to all reception rooms,  
stairs to first floor

**Drawing Room**  
16' x 14' open fireplace arched alcoves and  
floor cupboards, folding double doors to;

**Dining Room**  
16' x 12' open fireplace flanked by  
fitted cupboards, door to rear hall

**Snug**  
15' x 13' cast iron stove

**Rear Lobby**  
7' x 8' doors to; WC with toilet and wash  
hand basin and rear lobby leading  
to rear garden.

**Kitchen**  
14'6 x 13' hand built wooden kitchen  
with stone worktops, 2 oven oil-fired  
AGA, Belfast sink, fridge and dishwasher,  
window overlooking stables to rear

## FIRST FLOOR

**Half Landing**  
Bathroom with 3 piece white suite  
and shower over bath

**Bedroom 2**  
15' x 12' door to Jack and Jill shower room

**Shower room**  
14' x 10'2 three piece white suite, door to  
Bed 2 and; Inner Lobby with door to  
main landing and staircase to Second Floor

## Bedroom 3

15' x 14' fitted wardrobes and sink unit

## Bedroom 4

15' x 12'

## SECOND FLOOR

Principal Bedroom Suite comprising;

### Bedroom

22' x 14' plus captains window to front  
with glazed cheeks affording view towards  
both East and West coasts. Walk in  
wardrobe

### En Suite Bathroom

15' x 9'7 four piece suite arched windows  
to gable with distant sea views to west.

### Basement

(6'6 headroom throughout)

### Hall

28' x 6'9 stairs up to ground floor  
and door to rear garden

### Office

14' x 12'2 with granite feature wall

### Pantry

13'9 x 13' with fitted shelving opening  
to Wine Store 13'x 12'6 (these two rooms  
are easily combined to form a larger  
single room and a third window  
can be re opened on the eastern  
gable and a second door can be  
re opened into the rear of the hall.

### Utility

14' x 12' with washing machine, tumble  
drier, sink and extensive fitted cupboards

## EXTERIOR

In and out gravelled driveway leading to  
parking several cars (more to the rear),  
lawned fore garden with large mature pine  
trees, steps up to carved wooden front  
door.

Lean-to traditional Vine House 40' x 18'  
with large, prolific fig tree and climbing  
flowering shrubs.

The sheltered rear garden has pedestrian  
and vehicular accesses through a 10' wide  
sliding timber door and is enclosed by  
high granite walls to create a secluded  
backdrop for the house. Raised borders  
enclose a circular hardwood sundeck,  
with sunken firepit, overlooking a wild  
flower garden and pond, all planted with  
attractive flowers, shrubs and specimen  
trees.

Immediately to the rear of the house is a  
timber Stable Block comprising 2 Loose  
Boxes 11'7 x 11' and 13' 6 x 11', open Haybarn  
23'8 x 11'6 and Tack Room 11' x 7'4

A further detached Granite Stable 21' x 12'  
offers a further Loose Box and full height  
attic store.

Attached to the western gable of the  
house is;

A timber framed two and a half storey  
Garage 23' x 16' with sliding double doors,  
housing the oil tank for the AGA. Ladder  
style steps to upper floors.

A timber frame Garage 23'8 x 11'8.

There is a fast charging electric vehicle  
point on the gable of the house adjacent  
to the sliding door by the vine house.

**Price to include:** Fitted carpets, curtains, light  
fittings and appliances as listed.

**Services:** Mains electricity, water, drainage,  
electric panel heaters as fitted, oil fired AGA

**Finding the property:** travelling along  
Rue des Cottes from the coast at Les Pecqueries,  
take the second left turning into Pleinheame  
Lane and Noirmont is the first property on the  
left.

**Perry's ref:** 9 F2

**what3words:** baguette.stuff.prototype

**TRP:** House 474, Total 680

**School catchment:** Hautes Capelles Primary and  
Mare de Carteret High



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## ADDITIONAL LAND TO RENT OR BUY



Located approximately 200 yards from the house through the lanes is a 4 vergee (1.6 acre) field  
which is available by separate negotiation, and further fields may be available to rent nearby.



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