



Le Desert

Les Vallettes, St Saviour, GY7 9YW

£2,650,000

LOCAL MARKET

SOLE AGENT

Nestled along a peaceful country lane in the heart of St Saviour's, this charming granite farmhouse presents a rare and exciting opportunity to create a truly exceptional home.

Surrounded by open agricultural fields and unspoilt countryside, the property enjoys a tranquil setting that offers both privacy and picturesque views yet remains within easy reach of local amenities.

Set in approximately 12 acres (29 Vergées & 33.58 Perches) of agricultural land, this substantial property boasts an abundance of potential. The traditional stone-built residence, steeped in character, exudes timeless appeal with its symmetrical façade and slate roof.

Inside, the accommodation is generously proportioned, offering an ideal canvas for modernisation and reconfiguration to suit contemporary living. With scope to extend (subject to planning), the possibilities for enhancement are as broad as your imagination.

The exterior of the property is equally compelling, with a diverse range of outbuildings including attractive stone barns, six loose boxes, a timber store, and a feed store, all providing versatile space for equestrian use, hobby farming, or potential ancillary accommodation (subject to necessary permissions).

Whether you are seeking a peaceful family retreat, a working smallholding, or a redevelopment opportunity, this property is brimming with potential. With its idyllic rural location, traditional features, and extensive grounds, it offers a rare lifestyle opportunity in one of Guernsey's most sought-after parishes.

School catchment: La Houquette Primary School / Les Beaucamps

Key facts



- Beautiful period farmhouse with characterful granite façade
- Approx 12 Acres of Agricultural land 29Vergee & 33.58 Perch
- Quiet and private rural setting in St Saviour's
- Variety of stone and timber outbuildings
- 6 loose boxes, ideal for equestrian use
- Scope for modernisation and extension

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GUERNSEY'S ESTATE AGENT















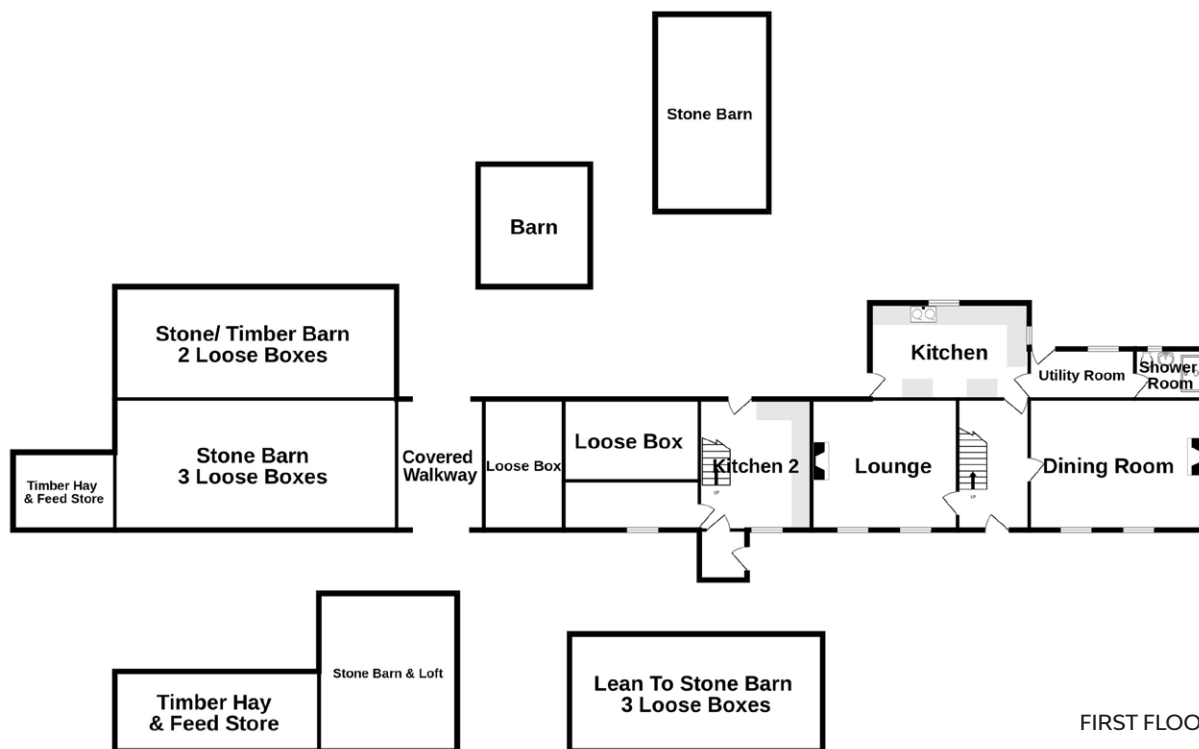




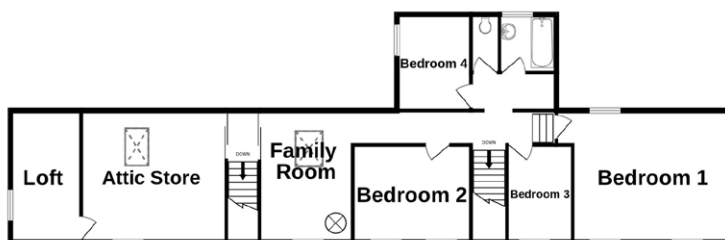


Floorplan

GROUND FLOOR



FIRST FLOOR



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GROUND FLOOR

Entrance hall

15'6 x 7'6 (4.7m x 2.3m)

Dining room

18' x 15'6 (5.5m x 4.7m)

Lounge

15'6 x 15'6 (4.7m x 4.7m)

Kitchen

17'6 x 10' (5.3m x 3.1m)

Utility

11'9 x 5' (3.6m x 1.5m)

Shower room

6'9 x 5' (2m x 1.5m)

Snug

14' x 12' (4.3m x 3.7m)

FIRST FLOOR

Bedroom 1

15'2 x 15' (4.6m x 4.6m)

Bedroom 2

15'6 x 11'6 (4.7m x 3.5m)

Bedroom 3

12' x 6'2 (3.7m x 1.9m)

Landing / snug

15'2 x 10' (4.6m x 3.1m)

Bedroom 4

12' x 7'9 (3.7m x 2.4m)

WC

Bathroom

Attic store

17' x 15' (5.2m x 4.6m)

Loft

15'6 x 7'6 (4.7m x 2.3m)

EXTERIOR

The property is approached off a quiet country lane via a traditional barn gate, opening onto a generous gravelled parking area, offering ample space for multiple vehicles. To the front of the house lies a beautifully maintained lawned garden, enclosed by a low-level granite wall, creating an inviting and picturesque outlook. The garden is framed by mature hedging and provides direct access to a range of stone outbuildings and six loose boxes, ideal for equestrian use or conversion to suit a variety of purposes. To the rear of the property, a further substantial barn offers additional storage or development potential, and provides direct access to the approximately 12 acres of surrounding land.

Two loose boxes

23' x 15'6 (7m x 4.7m)

Covered entrance

Stone barn – 3 loose boxes

30' x 15' (9.1m x 4.6m)

Stone / timber barn – 2 loose boxes

30' x 12' (9.1m x 3.7m)

Timber hay & feed store

Barn

13' x 12' (4m x 3.7m)

Stone barn

21' x 12' (6.4m x 3.7m)

Price to include: Fitted carpets, curtains, light fittings

Services: Mains electricity and water, cesspit drainage, oil fired central heating, uPVC double glazing.

Perry's ref: 22 B4

what3words: bumble.finely.triplet

TRP: 1234

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