



Le Mont Saint

£POA

Rue du Hamel, St Saviour, GY7 9XX

OPEN MARKET

SOLE AGENT

Nestled on an elevated site on the Island's stunning west coast, Le Mont Saint is a truly unique property offering a rare combination of breathtaking coastal views and exceptional privacy.

Accessed via a sweeping driveway with both in-and-out entrances, framed by impressive pillars and a roadside wall, the property ensures considerable privacy. The expansive home provides generous family living over four floors, featuring seven reception rooms, six bedrooms, two en-suites, a family bathroom, and two guest suites—perfect for modern living.

The grounds, which span over two acres, also include a recently renovated windmill that has long served as a local navigation mark. A large garage block completes the picture. A wonderful opportunity for a buyer to put their personal touch on this iconic home with excellent potential to develop further if desired.

This is a must-see property, and viewing is highly recommended by Cooper Brouard.

Key facts



- Substantial 6 bedroom family home
- Superb elevated west coast location
- Extensive grounds with restored traditional windmill
- Stunning coastal views
- Excellent opportunity for further development

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



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GUERNSEY'S ESTATE AGENT

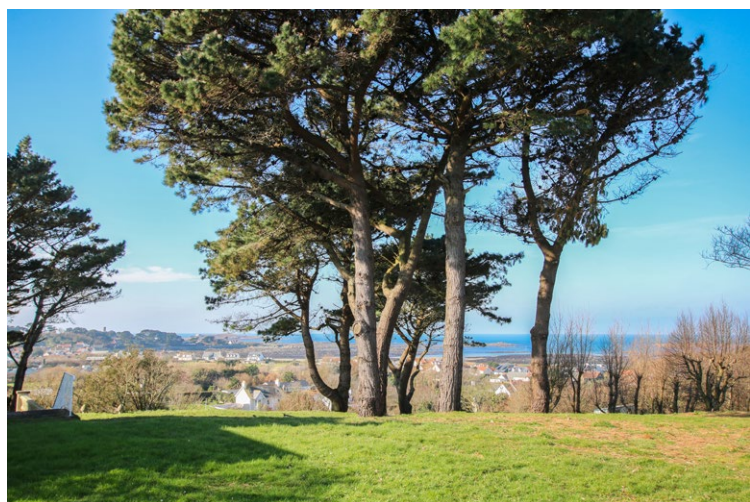






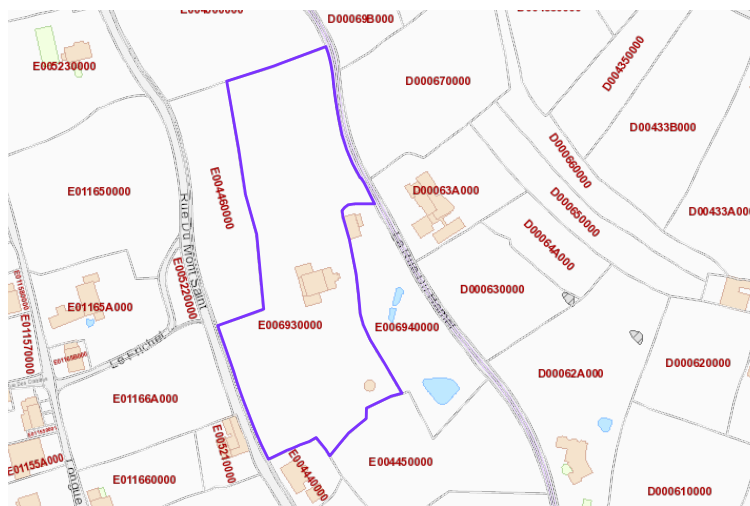








Floorplan



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LOWER GROUND FLOOR

Recreation room

32' x 14' (9.7m x 4.3m)

Utility room

14'6" x 12'8" (4.5m x 3.9m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- Zanussi freezer
- Belling electric range

Sauna

14'5" x 8'11" (4.4m x 2.7m)

Guest suite 1

14'8" x 14'3" (4.5m x 4.4m)

Bathroom

9'11" x 5'9" (3m x 1.8m)

Guest suite 2

14'8" x 13'10" (4.5m x 4.2m)

Bathroom

9'9" x 5'9" (3m x 1.8m)

Ground Floor

Entrance lobby

10'10" x 9'9" (3.3m x 3m)

Entrance hall

27'2" x 8'1" (8.2m x 2.5m)

Study 1

13'11" x 12'10" (4.3m x 4m)

Study 2

16'6" x 13'2" (5m x 4m)

Breakfast room

11'9" x 10' (3.6m x 3.1m)

Kitchen

14' x 12'9" (4.3m x 3.9m)

APPLIANCES

- Zanussi fridge/freezer
- Rangemaster hob and oven
- Hotpoint washing machine
- Rangemaster hob

WC

6' x 2'11" (1.8m x 0.9m)

Living room

33'3" x 16'11" (10m x 5.1m)

Dining room

21'1" x 14'7" (6.4m x 4.5m)

TV Lounge

20'11" x 15'1" (6.4m x 4.6m)

FIRST FLOOR

Landing

18'10" x 15'1" (max) (5.7m x 4.6m max)

Bedroom 1

19'8" x 12'7" (6m x 3.9m)

En-suite

13'2" x 10'8" (4m x 3.3m)

Bedroom 2

12'5" x 10'11" (3.8m x 3.4m)

En-suite

13'8" x 12'2" (4.2m x 3.7m)

Bedroom 3

14'1" x 13'6" (4.3m x 4.1m)

Bedroom 4

13'2" x 9'5" (4m x 2.9m)

Bathroom

8'6" x 5'6" (2.6 x 1.7m)

SECOND FLOOR

Bedroom 5

18' x 16'10" (5.5m x 5.1m)

EXTERNAL

The property is approached from the lane over a sweeping driveway with in and out entrances with electronic gates, granite pillars, enclosed by a roadside wall. Adjacent to the main entrance stands a garage block.

Four bay garage

30' x 20' (9.1m x 6m)

The secondary entrance sweeps past the recently renovated working windmill and lawns. The lawned gardens are well stocked with mature cedars, a variety of trees and shrubbery and include a sunken rockery/flower garden.

Sitting on the southern slope of high ground above the west coast, there are captivating views from most parts of the beautiful and extensive gardens.

Price to include:

Fitted carpets, curtains, light fittings and appliances as listed.

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

Perry's ref: 13 G4

what3words:

comment.contributes.laminate

TRP: 765

CONTACT OUR OPEN MARKET TEAM



Matt



Ross



Ben



Liz



Courtney



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

