



Le Mont Saint

£POA

Rue du Hamel, St Saviour, GY7 9XX

OPEN MARKET

SOLE AGENT

This fabulous landmark property, with its unique Windmill, stands on a 4.23 acre elevated site commanding panoramic views over Guernsey's stunning West Coast.

Le Mont Saint is a truly unique property offering a rare combination of breath-taking coastal views, exceptional privacy, and endless potential for further development.

Accessed via a sweeping driveway with in-and-out entrance, 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 4.23 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

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GUERNSEY'S ESTATE AGENT







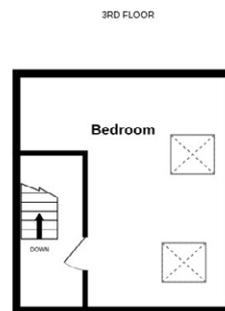
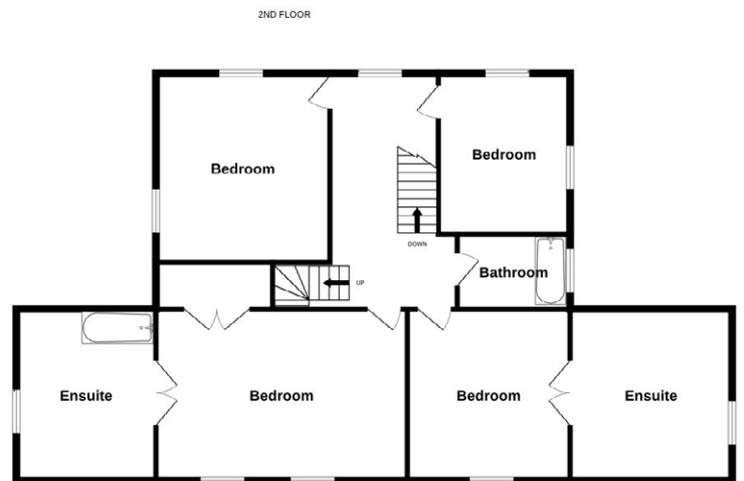
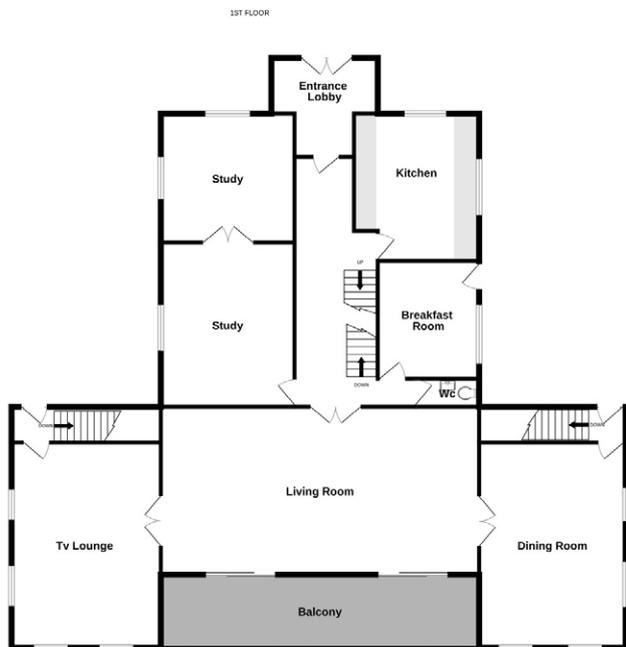
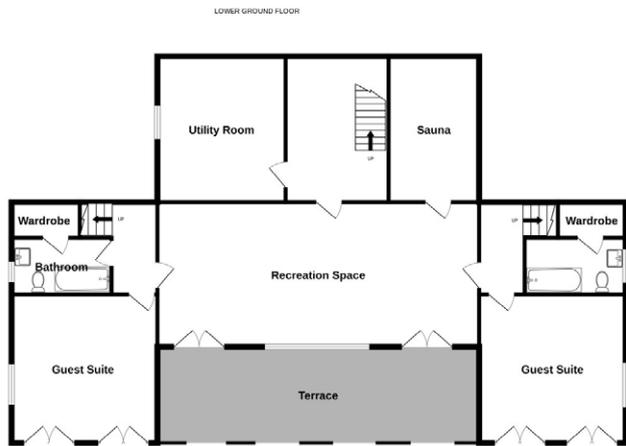








Floorplan



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

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