



Le Clos de Bas

Rue des Falles, St Pierre du Bois, GY7 9DJ

£2,400,000

LOCAL MARKET

Dating back to circa 1550, this beautiful listed farmhouse blends centuries of history with timeless charm.

Tucked away in a wonderfully secluded location, the property is rich in character, offering a warm and inviting atmosphere in every room.

The ground floor features a beautifully appointed kitchen, a dining room ideal for entertaining, cosy snug, and sitting room. Double doors open directly onto the patio and heated swimming pool. A downstairs WC completes the accommodation on this level.

Upstairs, there are four double bedrooms, complemented by two family bathrooms and an additional shower room.

Externally, the grounds include landscaped gardens, a tranquil woodland area, multiple seating spots, an attached vine house, large woodstore and various storage rooms. To the rear sits the heated swimming pool with surrounding terrace, as well as a charming summer house, perfect for relaxation or alfresco dining.

School catchment: La Houquette Primary School / Les Beaucamps High School

Key facts



- Exceptional 16th Century listed farmhouse
- Secluded rural setting
- Character filled interiors
- Landscaped mature gardens
- Heated pool & summerhouse

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



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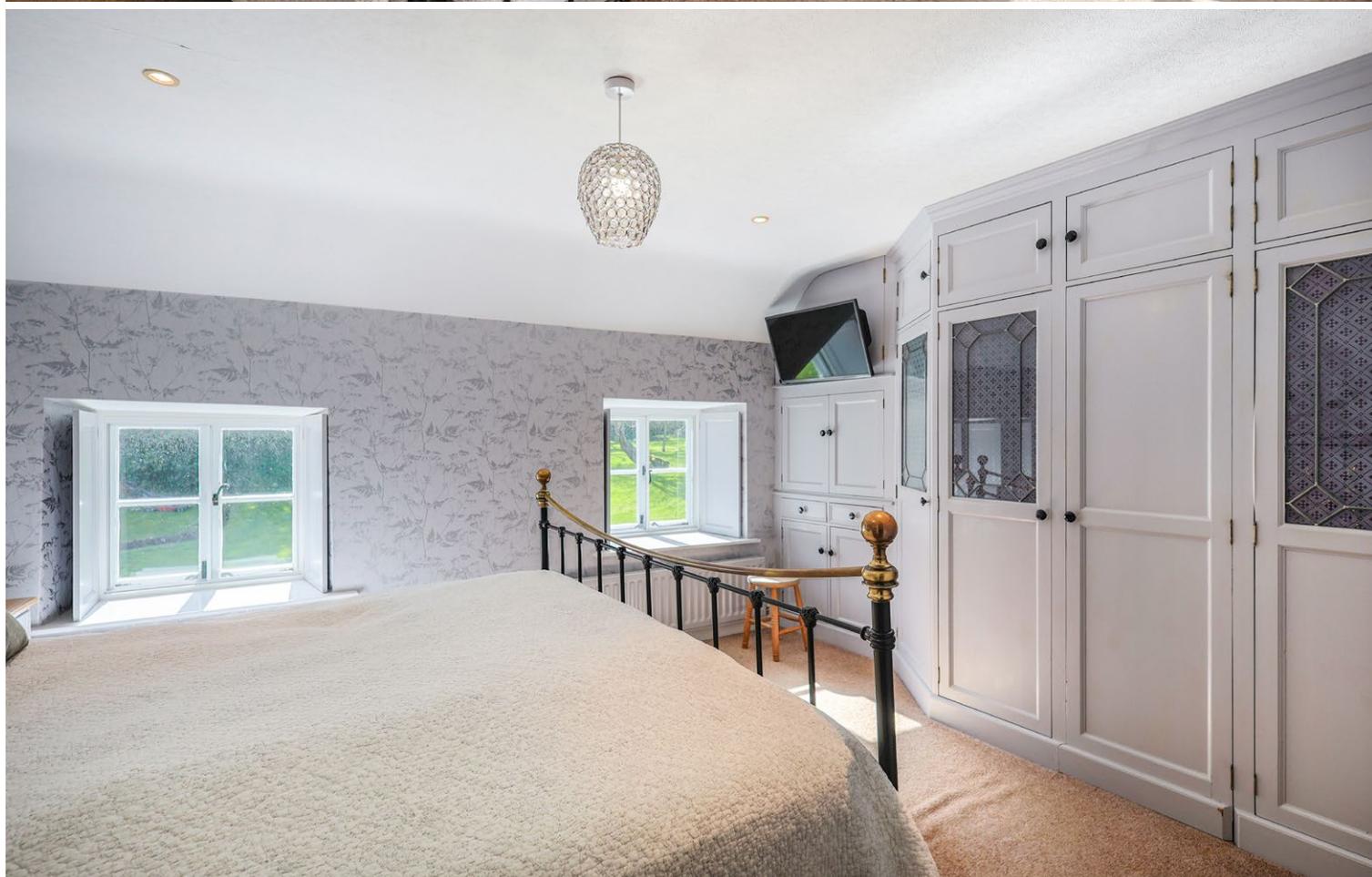
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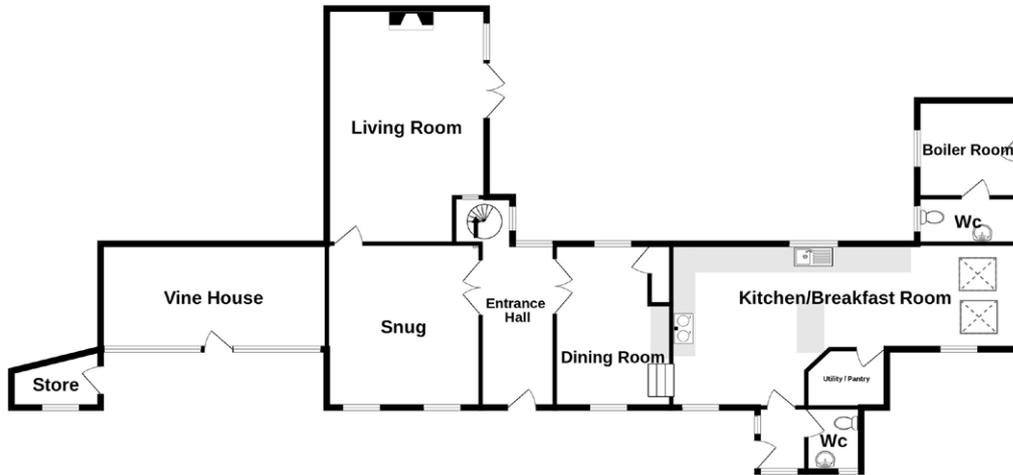




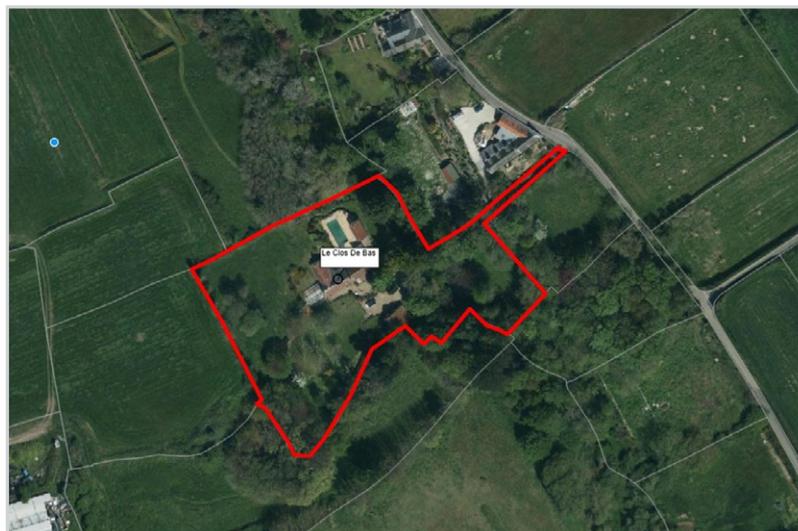
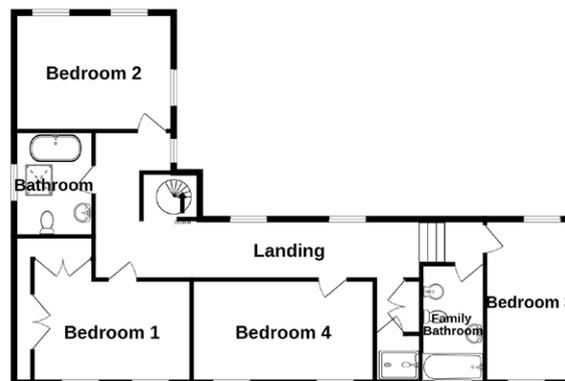


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

15'9 x 6'8 (4.8m x 2m)

Snug

14'7 x 13'10 (4.5m x 4.2m)

Living room

21'5 x 15'10 (6.5m x 4.8m)

Dining room

15'3 x 10'5 (4.6m x 3.2m)

Kitchen/breakfast room

29'1 x 16'1 narrowing to 15' (8.8m x 4.9m narrowing to 4.6m)

APPLIANCES

- Oil fired Aga
- Neff dishwasher
- Neff fridge/freezer
- Bosch under counter fridge

Utility

6'4 x 5' (1.9m x 1.5m)

APPLIANCES

- Montpellier washing machine
- AEG tumble dryer

WC

5' x 4'9 (1.5m x 1.5m)

FIRST FLOOR

Main landing

29'5 x 10'5 (8.9m x 3.2m)

Bedroom 1

13'3 x 12'4 (4.1m x 3.8m)

Complete with walk in wardrobe

Rear landing

10'5 x 10' (3.2m x 3.1m)

Bathroom

9'7 x 5'6 (3m x 1.7m)

Bedroom 2

16' x 10'10 (4.9m x 3.3m)

Bedroom 3

13'5 x 12'4 (4.1m x 3.8m)

Shower room

4'8 x 4'5 (1.4m x 1.5m)

Landing

6'5 x 4'2 (2m x 1.3m)

Family bathroom

11'7 x 6'4 (3.6m x 1.9m)

Bedroom 4

16'7 x 10'2 (5m x 3.1m)

EXTERIOR

The property is approached via a quiet lane onto a tarmac driveway that opens into a generous gravelled parking area suitable for multiple vehicles. There is access to several useful store rooms, a substantial woodstore, and an attractive attached vine house, adding to the farmhouse's charming rural character. The front garden is beautifully kept and predominantly laid to lawn, featuring a natural pond and a selection of peaceful seating areas, all enjoying a wonderful sense of privacy and tranquillity.

To the rear, a heated swimming pool, a purpose built summer house, and further gardens that extend towards an agricultural field, providing space, seclusion and an authentic countryside setting.

Boiler room

9'10 x 8'7 (3m x 2.7m)

WC

9'11 x 3'11 (3m x 1.2m)

Detached garden room

19'1 x 10'10 (5.8m x 3.3m)

Attached vine house

23'11 x 14'10 (7.3m x 4.6m)

Store room

11'10 x 9'3 (3.6m x 2.8m)

Wood store

20'5 x 13'8 (6.2m x 4.2m)

Store room

13'7 x 11' (4.2m x 3.4m)

Store room 2

12' x 7'1 (3.7m x 2.1m)

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

NB: Granite mushrooms and troughs not included in the sale.

Services: Mains electricity, borehole water, cesspit drainage, oil fired central heating, single glazed timber windows.

Perry's ref: 27 E2

what3words: wars.terms.traction

TRP: 677 LISTED

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah