



Les Houards De Bas

Les Houards, Forest GY8 0BG

£995,000

LOCAL MARKET

SOLE AGENT

Dating back to the 1700s, this detached traditional farmhouse sits in a peaceful valley at the top of Petit Bot bay.

The three-bedroom property offers scope for modernisation, renovation and extension, subject to permissions.

Externally, amenities include ample parking, garaging, stabling and further outbuildings. To the rear, an agricultural field of approx. 3.2 acres (7 verges, 36 perch) plus a further parcel of approx. 0.84 acres (2 verges, 3 perch).

An exciting opportunity to acquire a traditional Guernsey farmhouse with plenty of potential.

School catchment: Forest Primary School / Les Beaucamps High School

Key facts



- Traditional farmhouse dating back to 18th century
- Opportunity to renovate & extend subject to permissions
- Parking, garaging and outbuildings
- Tranquil rural valley position
- Adjoining 7 vergee and 36 perch agricultural field (approx. 3.2 acres)

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GUERNSEY'S ESTATE AGENT





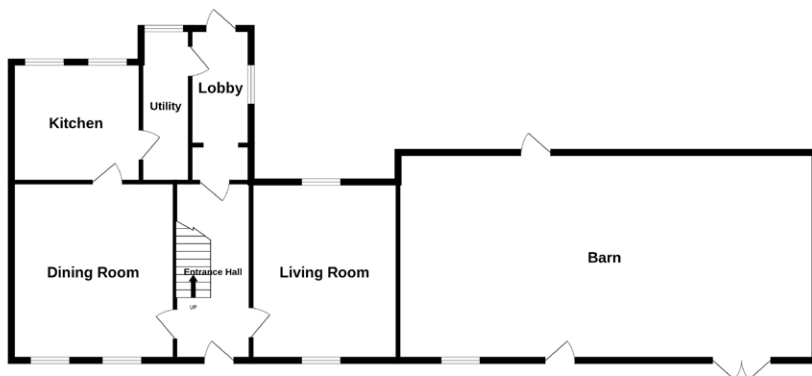




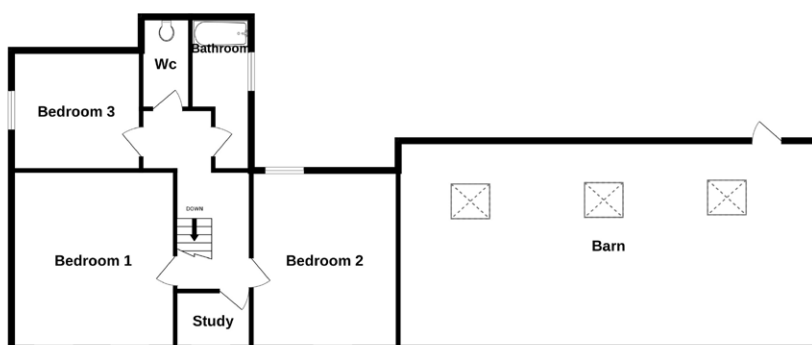


Floorplan

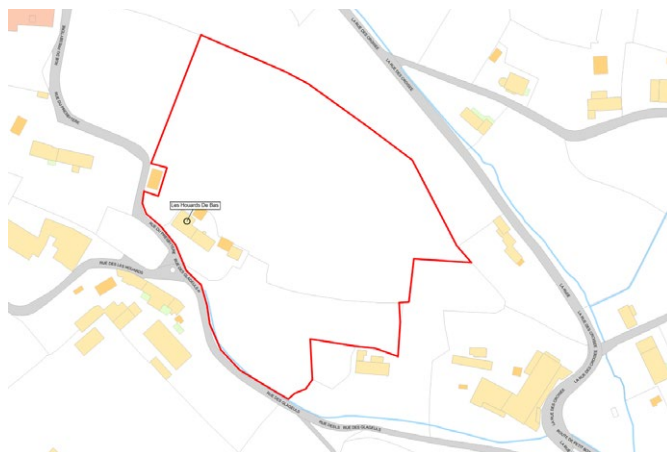
GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

17'6" x 6'8" (5.3m x 2m)

Dining room

15'2" x 14' (4.6m x 4.3m)

Kitchen

11'11" x 10'3" (3.7m x 3.1m)

Utility

9'2" x 6'1" (2.8m x 1.9m)

Lobby

6'9" x 6'3" (2m x 1.9m)

Inner Lobby

6' x 3'1" (1.8m x 0.9m)

Living Room

16' x 12'7" (4.9m x 3.9m)

FIRST FLOOR

Landing

Study

7' x 5' (2.1m x 1.5m)

Bedroom 1

16' x 14'2" (4.9m x 4.3m)

Bedroom 2

16' x 12'7" (4.9m x 3.9m)

Bedroom 3

12' x 10' (3.7m x 3.1m)

WC

6'9" x 3'8" (2m x 1.1m)

Bathroom

9'9" x 6'4" (3m x 1.9m)

EXTERIOR

Barn

35'7" x 17'6" (two storeys) (10.8m x 5.2m)

Outbuilding

16' x 10' (4.9m x 3.1m)

Coal store

16' x 4'9" (4.9m x 1.5m)

Stable

19' x 14'7" (5.8m x 4.5m)

Garage 1

16' x 8'8" (4.9m x 2.7m)

Garage 2

16' x 8'8" (4.9m x 2.7m)

The property is accessed off the road and provides parking for a number of vehicles and access to the outbuildings and garaging. There is a pathway leading up the side of the stables leading to an agricultural field measuring 7 vergee and 36 perch.

There is a further valley area measuring 2 vergee and 3 perch to the east of the front of the property. Please note, the agricultural field is on an informal tenancy which has been in place for over 20 years and is also accessed by a metal 5 bar gate from the Rue du Presbytere.

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

Services: Mains electricity and water, cesspit drainage, single timber framed glazing.

Perry's ref: 29 3E

what3words: kept.joints.dilating

TRP: 476 (house and outbuildings)

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