

An aerial photograph of a large, multi-story estate with a prominent swimming pool and a large lawn. The estate is surrounded by green hills and a coastal landscape with a beach and a lighthouse in the distance. The text "Les Vieux Mielles" is overlaid in large white letters, and "£POA" is overlaid in smaller white letters below it.

Les Vieux Mielles

£POA

savills

Stunning 17th century listed Guernsey farmhouse in a picturesque coastal setting.

A traditional Guernsey farmhouse standing in a sought after position on the edge of L'Ancrese Common and in close proximity to the popular beaches at Pembroke and Ladies Bay.

Recently upgraded and beautifully presented, this characterful property includes numerous outbuildings and a good landholding of about 9.5 acres, which is subdivided into fields.

The main building incorporates many of the original features you'd expect to see in a property of this age but attractively combined with the contemporary finishes and infrastructure usually wanted in a modern home. The master bedroom suite boasts a dramatic vaulted ceiling and its own dedicated staircase from the ground floor.



Aerial View of Property





Paddocks and Sand School



Sitting Room



The Conservatory



Kitchen



Principal Bedroom



Principal En-Suite



Bedroom Two



Bedroom Five



Bedroom Three



Bedroom Four





Rear Garden



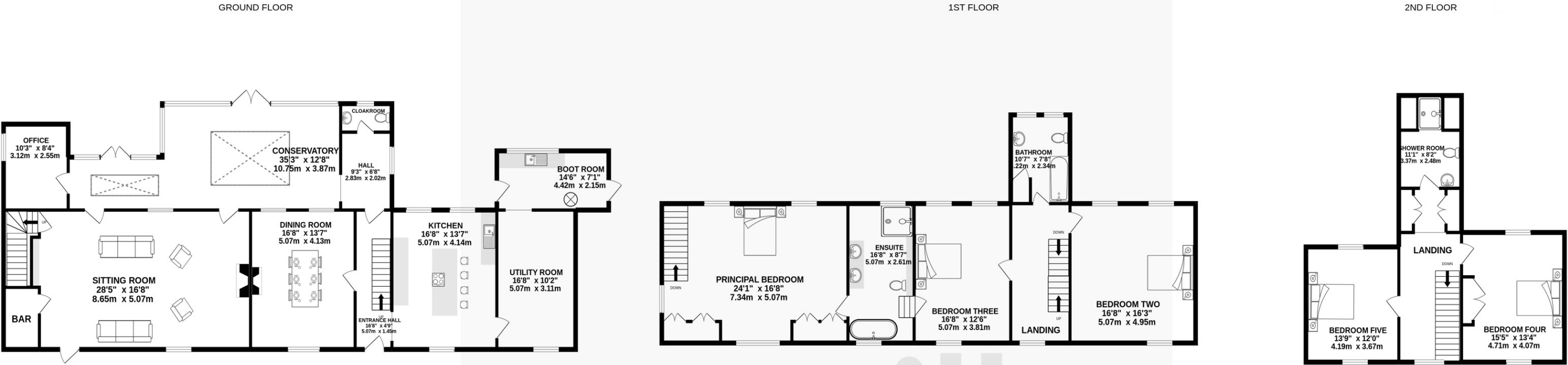


Swimming Pool





Floorplans - Main Dwelling



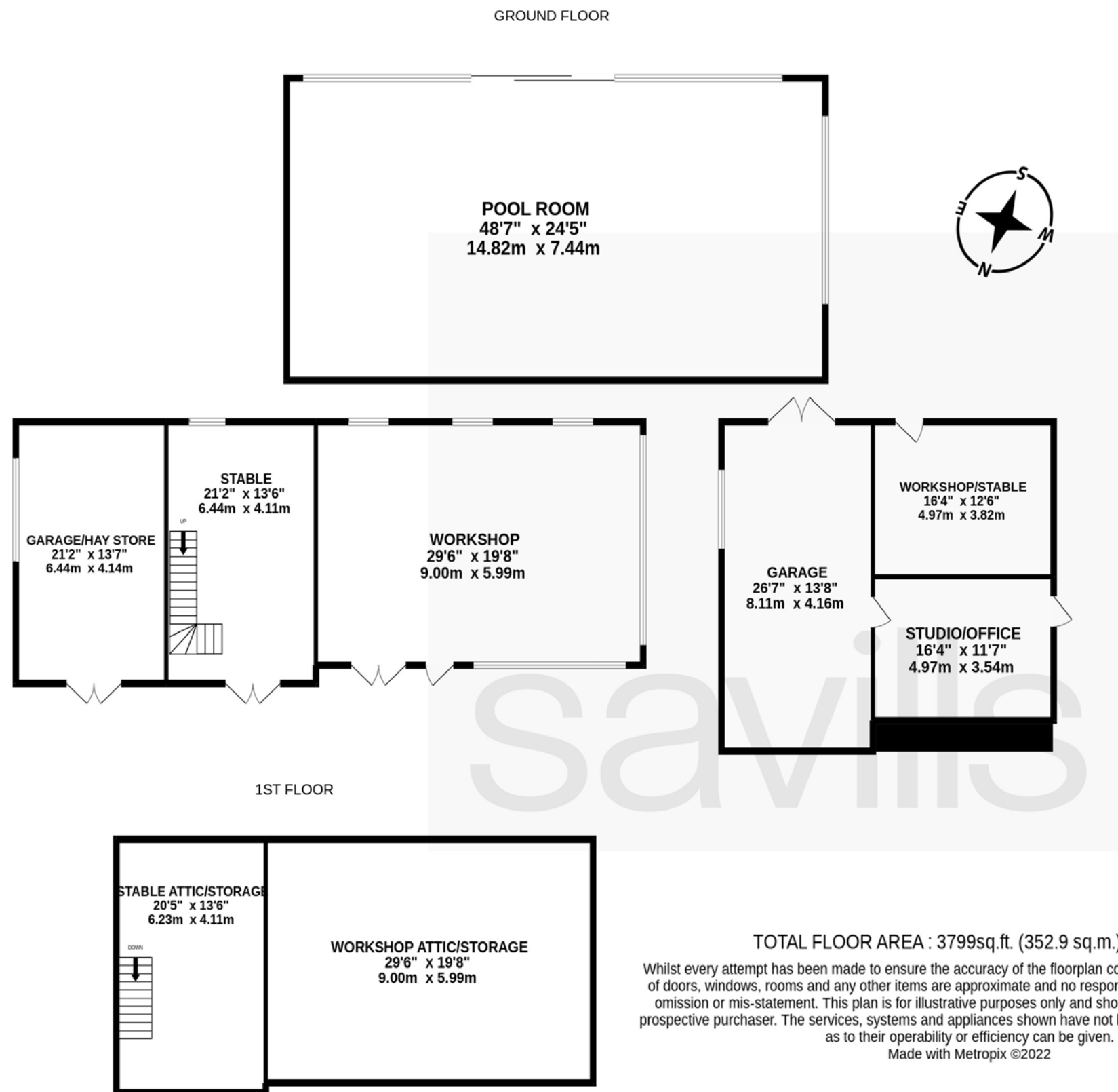
TOTAL FLOOR AREA : 5618sq.ft. (521.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplans - Outbuildings





Local Information

A residential property categorised as Part A on Guernsey's Open Market Housing Register and available for occupation by those holding a British or European Economic Area passport.

Location

Les Vieux Mielles is situated in an enviable position close to Guernsey's North coast, including popular beaches, L'Ancrese Common and L'Ancrese Golf Course.

The school catchment area for the property is Hautes Capelles Primary and St Sampson's High School.

Services and Notes

Mains electricity, water and drainage. Oil fired central heating. Mixed glazing. The property and outbuildings are of traditional construction. TRP 1826.

Please note any total floor areas referred to within Savills Guernsey's details are provided by the States of Guernsey and are approximate only.

Directions

Travelling North along L'Ancrese Road, take a right onto Les Clo- tures Road. Continuing on to Les Mielles Road, the property is sit- uated on the left hand side, second after the entrance to Rue Du Marais. Perry's Guide Map Reference: Page 7 E3.



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