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INSPIRED HOMES

BY SAVILLS | VOLUME 24 | 2026



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INSPIRED HOMES



Nick Paluch
Director
Residential sales

Welcome to the latest edition of Inspired Homes, a publication brought to you by Savills. In these pages you will find everything you need to know about Guernsey's property markets – from the latest commentary and analysis, through to a selection of the finest homes for sale.

Against a backdrop of political change in the UK and ongoing geopolitical tensions in the Middle East, the island's property markets have continued to show their resilience this year.

Transaction levels in the Local Market have been underpinned by greater stability in interest rates, while Guernsey's appeal as a place to live and do business continues to drive Open Market activity. Demand is undoubtedly more measured, with buyers focused on value. But realistically priced, well-maintained homes continue to sell well.

Our full market commentary on pages two and three gives a more in depth picture – but there's every reason to be cautiously optimistic for the months ahead.

The sale of Normanville has been one of the most notable transactions in recent months, officially the second most expensive home ever sold on Guernsey's Open Market. The 17-acre estate is one of the island's signature properties and we were delighted to be able to introduce a buyer (turn to page eight to read more).

Our residential sales team is also excited to once again be attending this year's Relocate to Guernsey Show in London (see page 33). Our wonderful island continues to hold its own on the international stage and we'll be on hand to offer the benefit of our advice and expertise to those considering a move.

Savills remains the only Channel Islands property agent with a truly global reach, with more than 40,000 professionals collaborating across over 70 countries.

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If you're considering a move, we'd be delighted to hear from you.

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Savills Guernsey

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On the Cover: Castle Corner Breakwater, St Peter Port

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Property snap shot

Our experts discuss recent trends in the Guernsey property markets



Nick Paluch
Director
Residential sales

Against a backdrop of political change in the UK and ongoing geopolitical tensions in the Middle East, Guernsey's property markets have continued to show their resilience.

Although there is still a clear focus on value, transaction levels in both the Local and Open Markets have increased year on year – and there remains strong demand for realistically priced, well-maintained homes.

Local Market

Buyers in the Local Market have gained confidence from greater stability in interest rates and a more favourable mortgage environment.

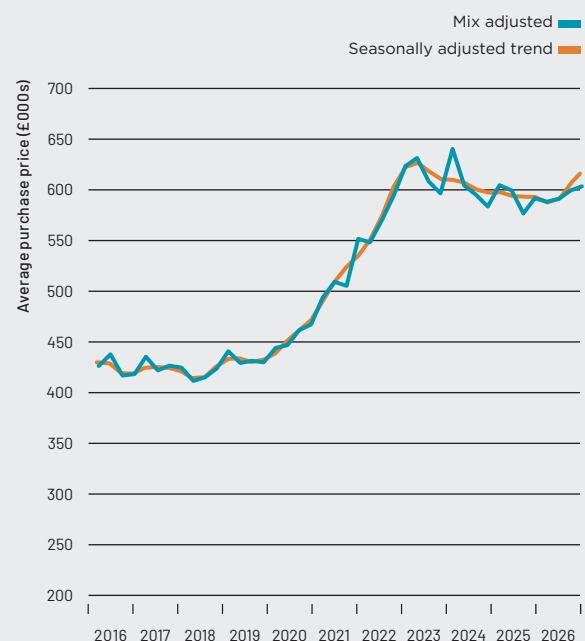
As a result, a lot of people who sat on their hands last year waiting for things to change appear to have decided that now is the right time to move.

This has led to a significant increase in sales when compared to last year – with the higher end of the market also witnessing some strong activity.

£608,844

Average Local Market purchase price - up 2.1% year on year

Local Market mix adjusted average purchase price



According to the latest property bulletin from the States of Guernsey, there were 261 Local Market sales in the three months to the end of June – 98 more than the previous quarter and 66 more than the same period last year.

Source: States of Guernsey Quarterly Residential Property - Prices Bulletin - Quarter 2 2026

The average price paid for a Local Market home meanwhile was £608,844 – 0.8% higher than the previous quarter and 2.1% higher than the same period last year. However, it is still some way off 2023 when prices peaked at £647,889.

261

Local Market sales in the second quarter of 2026 – 66 more than the same period in 2025.

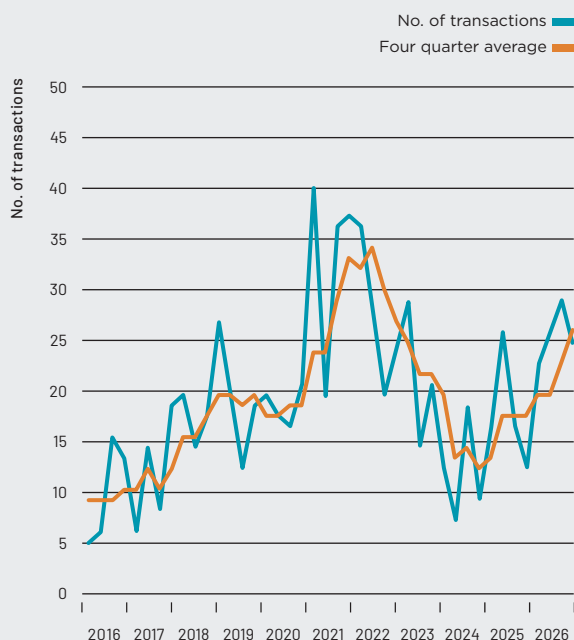
£1.99m

Average Open Market purchase price for the second quarter of 2026.

Open Market

Guernsey's appeal as a place to live and do business continues to drive Open Market activity, with a lot of buyers from the UK still attracted by the island lifestyle and the favourable tax environment.

Open market transactions



According to the latest States of Guernsey property bulletin, there were 24 Open Market sales in the three months to the end of June – twice as many as the same period in 2025. The average price paid meanwhile sat at £1.989m.

We expect that level of interest to continue, although a lack of stock could affect momentum.

Market outlook

The summer months are traditionally a little quieter, but we have continued to experience strong levels of interest throughout July and August – with several enquiries from buyers looking to relocate later this year or early 2027.

24

Open Market sales in the second quarter of 2026 – up from 12 for the same period in 2025.

Much may also depend on what happens when new UK Prime Minister Andy Burnham and his Chancellor of the Exchequer John Healey announce their budget in October.

For the time being however we are looking forward to a busy end of the year.

'Robust' rental market

According to the latest States of Guernsey property bulletin the average rental price in the Local Market now sits at £2,138 a month – a drop of 1.5% compared to the first three months of 2026 but 3.1% higher than the same period in 2025.

£2,138

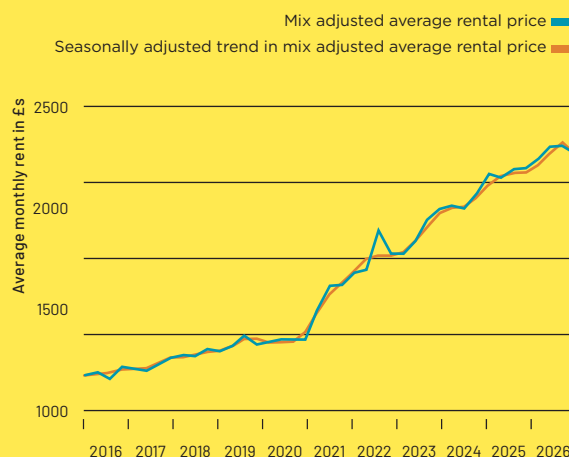
Average monthly Local Market rent in the second quarter of 2026 – up 3.1% year on year.

Emily Rowe, associate in the property management team at Savills Guernsey, says: "While average rents have eased slightly compared with the previous quarter, Guernsey's rental market remains robust – with average rental values still more than 3% higher than the same period last year.

"The first half of 2026 has seen strong momentum, with just shy of 20% more properties let compared with the same period in 2025.

"However, there remains a fundamental lack of stock and demand continues to outstrip supply across both the Local and Open Markets, particularly for well-presented family homes and centrally located apartments."

Local market mix adjusted average rental price





Stylish modern home

Concordia, Montville Road, St Peter Port

A substantial townhouse which has been fully renovated and extended by the current owners, offering up to five bedrooms, one of which could be configured as a self-contained annexe if desired. Situated on a quiet residential street just a 10-minute walk from central St Peter Port, this stylish modern home combines convenience with a peaceful setting. Perfectly curated for family living the accommodation is flexible to suit a range of buyers and the contemporary design encourages light to fill the property from front to back. Externally, the home boasts a west facing rear garden, a pool house and a highly versatile additional outbuilding.

Open Market | £2.95 million | Sole Agent | Freehold

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Outstanding modern presence

Brand New Home, St Martin

Built with presence and stature in an elevated position overlooking rural fields, this sizeable modern home is constructed to a high specification and boasts a flexible configuration. With accommodation across three floors offering up to six bedroom suites, this home can be curated to suit a range of buyers and even enjoys potential for a staff annex or wing. Externally there are balconies and terraces on every level, positioned to enjoy sun at all times of day together with a generous lawned garden and front drive offering parking for multiple vehicles.

Open Market | £4.95 million | Freehold



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Sale makes Normanville estate Guernsey's second highest



Savills Guernsey is delighted to have been involved in the sale of Normanville – a historic 17-acre estate that ranks among the most expensive residential properties ever sold on the island.

The seven-bedroom mansion in Fosse Andre, St Peter Port, dates back to 1478 and was on the market for the first time since the completion of its full renovation and reconstruction.

Savills Guernsey introduced an international buyer for the property and the sale makes it the second most expensive home ever sold on the Open Market.

Residential director Nick Paluch, who was also involved in the successful sale of Guernsey's most expensive property, St George, which was on the market two years ago for a guide price of £25m, said: "Normanville is one of Guernsey's signature homes and we're delighted to have played a role in writing its next chapter.

"The sale represents another landmark for the island – second only to St George which was sold by Savills in 2024 – and is testament not only to the special quality of the property in question but also to the continuing appeal of Guernsey as an attractive destination for many buyers.

"Having been born and raised on the island I know just what a special place Guernsey is to call home – and to have been personally involved in the sale of two of our most exceptional properties is a real privilege."

Savills continue to operate successfully within the higher sector of the Guernsey property market, with significant levels of interest coming from clients in the UK and further afield.

"The Open Market has had a strong first half of the year and there has been a notable increase in activity when compared to 2025," Nick said.

"The uplift is a reflection of Guernsey's continued popularity among relocators. The work/life balance the island is able to offer remains hugely attractive and where pricing has aligned with expectations we've completed several deals."

Dating back to the 15th century, Normanville is one of Guernsey's most notable homes, with a rich and varied history that spans more than 500 years.

In the 16th century the property was owned by Jean de Vic, a prominent local figure who played a key role in the early history of Guernsey and who helped shape the property into a respected estate within the island's agricultural community.

In the 17th century Normanville passed to islander Thomas Andros, under whose ownership the property's grounds and gardens were further developed.

In more recent times it was restored and transformed into a luxury home, blending its many unique historical elements with modern convenience.

TOP GUERNSEY SALES BY SAVILLS

St George, Rue Des Deslisles, Castel

Guide price £25 million

Normanville, Fosse Andre, St Peter Port

Guide price £20 million

Maison De La Falaise, Village De Putron

Guide price £16 million

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Immaculately presented home

Ormer House, St Saviour

Thoughtfully renovated by the current owners and presented to the market in exceptional condition, combining carefully considered design, quality finishes and attention to detail. At the heart of the home is a superb open-plan kitchen, dining and living space to the rear of the property, with dual-aspect doors opening onto two terraces and creating a seamless connection between the house and garden. Perfect for entertaining and everyday family life, these outdoor spaces provide wonderful spots to enjoy the sun throughout the day. Planning permission currently exists to convert the garage into a dower unit, along with adding a swimming pool.

Local Market | £1.495 million | Freehold

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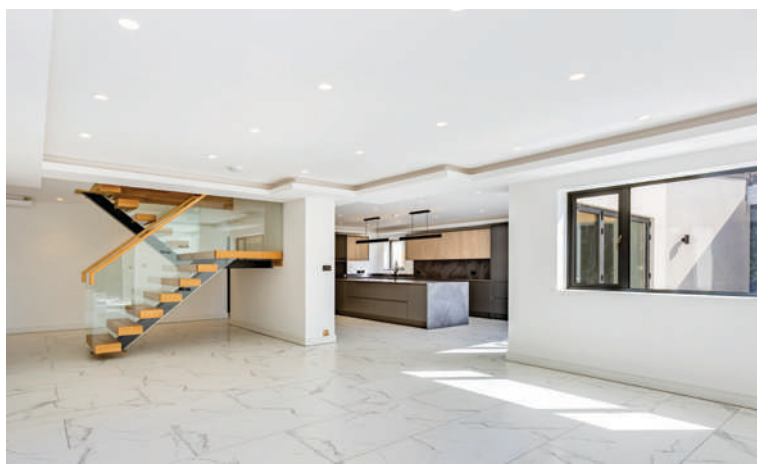


Substantial detached home

La Maison Rose, St Martin

Situated in the peaceful lanes of St Martin's and positioned on a generous plot, this stylish modern home has been fully rebuilt to an incredibly high standard. Offering generous accommodation throughout, the property provides a flexible layout that seamlessly blends internal and external living. Externally, the mature gardens offer seclusion and enjoy the sun throughout the day, while the front paved drive creates a real sense of arrival. A fully insulated and wired garden room completes the offering and would make an ideal gym or home office.

Open Market | £4.25 million | Sole Agent | Freehold



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Wrap around gardens

Lutine House, St Peter Port

Situated within the prestigious Fort George, this impressive five-bedroom residence offers an exceptional combination of space, privacy and convenience in one of the island's most sought-after locations. Designed for family living and effortless entertaining, the property boasts generously proportioned reception rooms, with expansive living areas that flow seamlessly throughout the home. Large windows invite an abundance of natural light, creating a bright and welcoming atmosphere while enhancing the sense of space. Combining generous accommodation, attractive outdoor space and a highly desirable Fort George address, this is a rare opportunity to acquire a substantial family home in a sought-after location.

Open Market | £2.25 million | Sole Agent | Freehold

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Timeless family living

La Fosse, St Pierre Du Bois

La Fosse Cottage is an award-winning listed home, beautifully renovated and extended to create an exceptional family residence. Combining period character with contemporary design, the property offers five bedrooms, three bath/shower rooms and impressive living space arranged over three floors. At its heart is a superb kitchen and dining room with a central island, flowing into a spacious open-plan reception area with access to a large private terrace. The property also benefits from enclosed gardens, woodland grounds and ample parking, all set within a picturesque location.

Local Market | £2.5 million | Freehold



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Retained character features

La Pointe Farm, St Pierre du Bois

This beautifully presented Victorian villa is situated in a lovely rural location, enjoying sea views towards L'Eree, Portelet, Rocquaine and Lihou Island. Offering substantial accommodation split over three levels, the property has a flexible layout, with ample character filled reception space on the ground floor including a great open-plan kitchen/living/dining space, while occupying the first floor are three double bedrooms, all of which are en suite. To the front of the property is parking for multiple vehicles, while to the side and rear are private garden areas including a patio area with pergola, planting beds and a workshop/outbuilding.

Local Market | £1.39 million | Freehold

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Beautiful rural scenery

Tikida, Torteval

Enjoying a beautiful position with a stunning outlook, Tikida offers a wonderful balance of living space, garden and ample parking. Immaculately presented, the property has been thoughtfully enhanced in recent years, creating a superb family home ready for immediate occupation. Extensive improvements have been completed throughout, resulting in well-appointed and versatile accommodation. The ground floor comprises an inviting entrance hallway, a stylish open-plan kitchen/dining room, a cosy snug, two double bedrooms, a family bathroom and a separate utility room. Externally, the property enjoys a good-sized, low-maintenance garden along with parking for multiple vehicles.

Local Market | £1.395 million | Sole Agent | Freehold

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WHEN A DAY NEVER HAPPENED

Whilst we may not always want to go to the UK, the reality of living in Guernsey is that sometimes this is unavoidable. Whether it's spending a night in Gatwick as you head off on your holidays, requiring medical treatment that isn't available in Guernsey, or your flight back to Guernsey is cancelled.

HMRC recognises that sometimes presence in the UK isn't voluntary. In UK tax terms a UK day is usually counted based on presence at midnight. However, in limited situations HMRC will permit a day to not count toward the various day count tests for UK tax residence purposes. The two scenarios where days may be disregarded for UK residence purposes are if you are present at midnight in the UK due to transiting through the UK or as a result of exceptional circumstances.

For Guernsey residents managing nights spent in the UK, these exemptions from the usual day count can be of vital importance.

Transit Days

The first situation where a day may be disregarded is where you transit through the UK as an international passenger. Catching a flight from Guernsey to Gatwick, for example staying overnight at an airport hotel and leaving the UK the next day should not count toward a night spent in the UK.

Similarly, if you were to fly into Gatwick, travel to Heathrow and stay overnight at Heathrow airport before catching an international flight, that should still qualify as a transit day and not be a day for UK tax residence purposes.

However, it is essential that your sole purpose for being in the UK in both situations, is to transit. If you were to undertake any activity unconnected with your transit (for example going into London for dinner or having a business meeting at the airport) then that will not be a transit day and will count as a UK day for the purpose of determining tax residence.

Exceptional Days

Up to 60 days spent in the UK due to "exceptional circumstances" may be excluded from an individual's day counts for UK tax residence purposes, subject to meeting HMRC's strict conditions.

The exceptional reason must be beyond your control and prevent you from leaving the UK.

Whilst HMRC do provide some examples of what may be considered exceptional and what will not these do tend to be extreme circumstances which are of little help to most individuals who find themselves in the UK unexpectedly.

In the unlikely event of the aircraft having a technical issue or fog preventing landing in your chosen destination, this is unlikely to be considered exceptional. Life threatening illness and war are likely to be considered exceptional. For anything in between the position is less clear!

Whilst HMRC generally take a very narrow view on what qualifies as "exceptional", the UK courts are a little more generous and a tax case concerning exceptional days was concluded in the taxpayer's favour at the Court of Appeal in 2025. The key findings of this case are that:

- > each night of presence in the UK should be analysed separately
- > feeling morally required to be in the UK is sufficient to be "prevented from leaving the UK"
- > the circumstances need to be exceptional for the individual not for society as a whole
- > travelling to the UK for an exceptional reason can qualify for exceptional circumstances

HMRC are unhappy at this perceived widening of the scope to claim exceptional days and there are believed to be several tax cases heading to Tax Tribunal as HMRC seek to narrow the scope for claiming exceptional days.

The conservative advice for anyone counting UK days is always to include a buffer in the yearly plan to cover unforeseen circumstances and to count all nights in the UK, bar transit nights, toward your maximum for the year. If this exceeds your UK residence threshold, consider exceptional days, of which up to 60 may be claimed in a tax year but do be aware of likely HMRC scrutiny, especially if substantial tax is in point.

LTS Tax Limited, registered with the Chartered Institute of Taxation, is an independent and leading tax practice in Guernsey. The team is qualified to provide UK and Guernsey tax advice and would be pleased to discuss UK and Guernsey tax matters with you.



Julian Turian
ATT FMAAT
Executive Director



Natalie Chamberlain
CTA
Executive Director



Confidential Instructions



Savills Guernsey has a number of confidential listings on our books. If you would like further information on any of these properties please get in touch with the team.

Beautiful historic farmstead

St Pierre du Bois

4 reception rooms, 8 bedrooms, 6 bathrooms, garaging, outbuildings, guest cottage

Open Market

Guide Price £POA | Freehold

Beautifully extended central home

St Peter Port

2 reception rooms, 4 bedrooms, 2 bathrooms, garden and parking

Local Market

Guide Price £1.395 million | Freehold

Substantial listed townhouse

St Peter Port

2 reception rooms, 5 bedrooms, 2 bathrooms, garden and parking

Open Market

Guide Price £2.15 million | Freehold

Superb family property

St Peter Port

3 reception rooms, 5 bedrooms, 3 bathrooms, swimming pool, garden, triple garage and parking

Open Market

Guide Price £4.5 million | Freehold

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Nantucket
Guide Price £2.5 million



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Le Mistral
Guide Price £2.395 million



Local Market
SOLD

Fleur Du Bois
Guide Price £2.25 million



Open Market
SOLD

Elizabeth House
Guide Price £1.295 million



Open Market
SOLD

45 Les Blancs Bois
Guide Price £975,000



Open Market
SOLD

Grosvenor House
Guide Price £775,000



Superlative penthouse apartment

Penthouse Parfonde, St Peter Port

The Royal Terrace arguably occupies one of the finest locations in Guernsey. Situated just a stone's throw from St Peter Port's town centre shops, cafés and restaurants, and with on-site amenities, the apartments offer the ultimate in convenience and ease of lifestyle. Elevated above the east coast waterfront, benefitting from direct, stunning sea views out towards Herm, Sark and Alderney, this brand new apartment has been finished to the highest specification with a keen eye for detail. With fenestration and a large south facing terrace, this penthouse is one of the jewels in the Royal Terrace crown.

Open Market | £4.25 million | Freehold

Megan Chipperfield

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Expert guidance on your Guernsey relocation



Finding the right home has to work for your family, your lifestyle and your future.

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Characterful period home

Campbell Lodge, St Peter Port

A handsome Victorian townhouse offering generous and versatile accommodation over three floors, conveniently located close to the picturesque coastal walks of Fermain Bay. Rich in period charm, the property retains many original features, including an impressive tiled mosaic floor within the entrance hall that creates an immediate sense of character and history. Outside, the property is complemented by beautiful mature gardens, which provide a private and established setting with ample space for relaxation and outdoor dining. This charming home combines Victorian character, spacious accommodation and a highly convenient location, making it an appealing opportunity for a wide range of purchasers.

Open Market | £995,000 | Sole Agent | Freehold

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Inspired by the Coast



11 Les Residences

Local Market: £3,100pcm

Few settings rival the enduring appeal of life by the sea. Defined by uninterrupted coastal views, expansive skies and the ever-changing beauty of the shoreline, these homes offer an exceptional opportunity to experience one of Guernsey's most coveted lifestyles.

Beyond the views, coastal living brings a unique sense of calm. The rhythm of the tides, the invigorating sea air and the effortless connection to the natural environment create an atmosphere that is both



1 Mont Havelet

Open Market: £9,200pcm

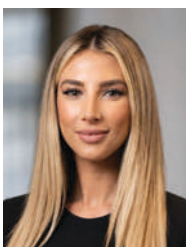
restorative and inspiring. Whether enjoyed from the comfort of home or while exploring the island's beautiful coastline, every day is enriched by the presence of the sea.

With iconic beaches, scenic coastal paths and the unmistakable charm of island life close at hand, these exceptional homes offer far more than a prestigious address. They present a rare opportunity to embrace a lifestyle where timeless natural beauty, tranquillity and understated luxury come together in perfect harmony.

YOUR LOCAL RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT TEAM

With over 75 years of combined experience across both the Open and Local Market sectors, our team is dedicated to delivering exceptional service and trusted advice to landlords and tenants across Guernsey.

Whether you're a landlord looking to maximise the potential of your property, a tenant searching for your next home, or seeking professional property management services, we're here to help.



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Associate Property
Manager & Open
Market Lettings



Tom Bonsall
Associate Property
Manager



Madison Betley
Local Market
Lettings





Stunning contemporary home

66 La Corniche, St Peter Port

Discreetly located on a shared private drive within the exclusive development of Fort George, this stunning contemporary home has been configured to gain the most from the breath-taking views it enjoys over Guernsey's east coast and the sea to the neighbouring islands of Herm and Sark. The property sits within immediate, easy to maintain gardens that ensure a good degree of privacy but without being onerous. However, an unusual additional feature is that it includes the ownership of an area of adjoining gardens and woodland leading to a charming look-out offering views towards St Peter Port and out to sea.

Open Market | £4.25 million | Freehold



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Substantial waterfront apartment

15 Vue d'Epec, St Peter Port

Positioned on the third floor of the prestigious Vega development, this beautifully presented apartment offers luxurious waterfront living, a short walk from the town centre. Boasting breath-taking sea views from the generous open-plan living area and the principal bedroom, this home is flooded with natural light and designed for modern living. The stylish open-plan kitchen/sitting room/diner features a fully fitted contemporary kitchen, opening onto a private balcony perfect for relaxing or entertaining while enjoying the coastal outlook. The accommodation comprises two generous bedrooms, including a principal suite on the upper floor, each with its own sleek en suite shower room.

Local Market | £845,000 | Sole Agent | Freehold

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Savills to share market expertise at relocation showcase



Members of the Savills residential sales team will be in London to provide expert advice and highlight the benefits of moving to Guernsey to prospective buyers.

Locate Guernsey is hosting its Relocate to Guernsey Show at Convene 200 Aldersgate in St Paul's in October.

The annual showcase brings together experts and professionals from various sectors including real estate, finance, healthcare and education.

Hundreds of people are expected to attend the event to discover more about the benefits and practicalities of making a move to the island.

Along with a chance to meet exhibitors and speak with people who have recently relocated, there will also be a series of panel discussions focused on lifestyle, family living, business benefits and the tax environment.

Residential director Nick Paluch, pictured above second from the left, will be among those from Savills attending the event. He said: "The Relocate to Guernsey Show is a great chance for people to connect with Locate Guernsey and hear from trusted local experts about moving to the island.

"Previous events have been very well attended and we're excited to once again have an opportunity to offer the benefit of our expertise – meeting with potential buyers and providing advice and personalised guidance on the practicalities of relocating.

"Guernsey's appeal as a place to live and do business is ever important and continues to maintain our position on the international stage – with a notable uplift in Open Market activity since the beginning of the year.

"Where prices have aligned with expectations we have completed a significant number of sales and that momentum looks set to persist as we head into the autumn and beyond."

"The island lifestyle remains hugely attractive and our close-knit community, highly regarded schools, thriving business scene, excellent connectivity and favourable tax environment continue to make the island a very popular choice for those looking to relocate."

The Relocate to Guernsey Show 2026 is taking place at Convene 200 Aldersgate, St Paul's, London on Thursday, 8 October.

COMMERCIAL TEAM

Whether you're a homeowner or tenant looking to move, a landlord looking to invest, or a developer with a keen eye for new opportunities, we're here to help. We're proud to be the biggest multi-disciplinary estate agent in the Channel Islands.



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