

Alderney Estate Agency

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BANK HOUSE

Bluestone Hill



**2 LOUNGES (Formal & Family) * DINING ROOM* 2 KITCHENS * SUN LOUNGE
MASTER BEDROOM SUITE * 3 FURTHER EN-SUITE BEDROOMS
SEPARATE BED / SIT * OPEN HALLWAYS & STAIRS * CLOAKROOMS
UTILITY ROOMS * OUTSIDE DECK / BALCONY AREAS / PATIOS
MAGNIFICENT SEA VIEWS * LANDSCAPED GARDENS
LARGE GLASSHOUSE * GARAGE / WORKSHOP**

A rare opportunity to purchase a substantial property, located in a sheltered valley that falls away to provide magnificent views of Logis Bay and Fort Houmet Herbe, with a back drop of The English Channel beyond. Recently redeveloped and refurbished to a high standard, the residence is complemented by its formal gardens that are enhanced by a stream and ponds, stocked by a variety of pond fish, and a large greenhouse that forms part of the workshop/storage outbuildings. Surrounded by the greenbelt, the whole of the 2.26 acres is designated as low density building land and could be developed, wholly or in part, subject to planning permission.

£1,800,000.00 FREEHOLD

VIEWING STRICTLY BY APPOINTMENT WITH VENDOR'S AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

General

All rooms benefit from quality finishes with commercial quality uPVC windows, mainly hardwood doors, deep plinths and covings. Multiple power, lighting and service points are installed. An ISA security system, smoke/fire detectors, versatile power and heating controls, etc.

All decoration is to a very high standard with wall coverings and finishes appropriate to the use. All kitchens, bathrooms, toilets and porches are fully tiled (wall and floor). All radiators are individually controlled and fitted with purpose made covers

This is a low maintenance property.

Ground Floor

FRONT PORCH:	7ft 10" x 3ft 6". Large hardwood front door plus side panel with six panes of obscured glass facing North. Ceramic floor tiles.
HALLWAY:	25ft x 9ft max. + 18ft 6" x 6ft max. Two glass panels providing borrowed light and shelving. Two windows face North. Large airing cupboard housing hot water cylinder with slatted shelving and storage area. Whole house water filtration. Loft access.
W.C./CLOAKROOM:	10ft 2" x 6ft. Window with faces North. White suite.
STAIRWELL:	13ft square, including recess. Staircase to Lower Ground Floor. Hardwood balustrade and rails.
<u>MASTER SUITE:</u>	
DRESSING ROOM:	10ft 6" x 6ft. Window faces North.
MASTER BEDROOM:	22ft 4" x 13ft. Double aspect room. Two windows face East with magnificent views of Houmet Herbe and Longis Bay. One window faces South.
EN-SUITE:	12ft x 10ft max. Window faces South. White suite. Walk-in glass and chrome shower unit with deluge shower head.
SITTING ROOM:	22ft x 14ft 9". Triple aspect room. One window faces East, one window faces South and one window faces West. Recessed ceiling panel. Adam style fire place with inset marble and an electric coal-effect fire displayed in a decorative brass panelled grate on a marble hearth.
DINING ROOM:	15ft 10" x 11ft 9". Window faces South.
KITCHEN:	18ft x 8ft 9". Window faces South. Bespoke fitted kitchen with French Oak base and wall units. Ecorite Retro Sink with moulded drainer. Corrian worktops. Bosh Integral electric oven with fitted AEG combination microwave oven above. Beaumatic gas hob with five gas rings and stainless steel splash back guard behind. Two AEG extractor hoods – one over ovens and one over hob. Integral Bosh dishwasher. Integral refrigerator.
BACK PORCH:	4ft x 3ft 6".
SECOND LOUNGE:	18ft x 17ft 10". Picture window faces South
SECOND BACK PORCH:	4ft x 2ft 9".

SIDE HALLWAY:	12ft. x 5ft.
W.C.:	7ft 2" x 2ft 10". W.C. Wall-mounted wash hand-basin.
SECOND KITCHEN:	14ft x 8ft 9". French Oak 'Comera' fitted kitchen with Wood base and wall units. Stainless steel inset sink with single drainer in laminated worktop. Pan drawer unit with laminated worktop. Integral Neff electric oven. Neff hob with four gas rings inset in laminated worktop. Neff cooker hood. Integral larder refrigerator.
BACK STAIRCASE:	With half landing. Window faces West
SECOND LANDING:	3ft x 3ft. Doors to bedrooms 3 & 4.

First Floor

BEDROOM 3:	17ft 3" x 14ft 2". Two dormer windows face South. One window faces North. Large airing cupboard housing second hot water cylinder, slatted shelving and storage area. Access to second loft with cold water tanks.
EN-SUITE (3):	8ft 6" x 4ft 3". Window faces South. White Suite Chrome and glass corner shower cubicle
MAIN FLOORED LOFT:	70ft x 15ft max storage space. Runs the full length of the main house
BEDROOM 4:	13ft x 12ft 6". Three windows face East, Access to second loft.
EN-SUITE (4):	10ft x 5ft 9". Window faces North. Window panel with borrowed light from bedroom. Champagne suite.

Lower Ground Floor

	Accessed via Stairwell adjacent to Master Suite.
SUN LOUNGE:	22ft 6" x 22ft 3". L-shaped double aspect room. Picture window faces South with adjacent glazed panel facing West. Feature local stone walls with matching shelves and small niche. Under-stair storage. Separate door to Bathroom.
BED/SITTING ROOM:	23ft 6" x 16ft 6" max. Self contained flat-let with kitchen area: Base and wall units in wood. Stainless steel inset sink with 1½ bowl and single drainer in Corrian worktop. Picture window faces South. Access to decks and garden.
BATHROOM:	10ft x 4ft 6". White suite.
STUDY:	15ft 3" x 9ft 3". Window faces South
BEDROOM 2:	12ft 9" x 12ft 3".
EN-SUITE (2):	7ft 4" x 5ft. White suite.

External

GARAGE / UTILITY AREA:	19ft x 10ft. Consumer units. Heating controls . Two Trianco oil fired boilers. Automatic up and over garage door.
SECOND UTILITY AREA	W.C. & Wash hand-basin
POTTING SHED	11ft square.
GREENHOUSE:	42ft x 17ft 6". Large wood and glass construction with automatic vents. Drip feeder system for plants. Contains: Apricots, Nectarines and Vines.
WORKSHOP:	31ft x 12ft 6". Steel roof beams. Diesel tank storage. Large sliding door.
GROUNDS:	The front of the property is paved to accommodate several cars behind a local stone wall and double 5 bar gate. Meticulously kept gardens with mature shrubs and trees surrounding lawns, well stocked ponds, aluminium flag pole, sun dial and many features. Full rainwater recycling system - ponds fed off rainwater from the house with circulation pump. Fountain in second pond.

Services:

Electricity, Water & Mains Drainage

Rates:

TRP (Guernsey Cadastre)	£492.33	per annum
Occupier's Rates:	£536.25	per annum
Water Rates:	£193.20	per quarter



Part Front Elevation

Whilst every effort is taken to give a fair description, the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we cannot guarantee any which may prove to be faulty after any sale.



Main Lounge



Front Door & Hallway



Dining Room



Cloakroom



Kitchen No.1





Master Suite





Second Lounge



Second Kitchen



Garage / Utility Area



Bedroom 3
&
En Suite



Bedroom 4
&
En Suite





Stairwell to Lower Ground Floor



Sun Lounge



Bathroom



Bed/Sit



Kitchen & Dining Areas





Study



En-Suite (2)



Bedroom 2

First Side Gate





Second Balcony



Greenhouse



Garden Views



Approach to Greenhouse and Workshop



Eastern Entrance by Road to Essex Castle