

# Alderney Estate Agency

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## BIENVENUE

### CHEMIN DU MEUNIER



**CONSERVATORY \* ENTRANCE HALL with CLOAKROOM & BATHROOM off**

**SITTING ROOM \* DINING ROOM \* KITCHEN \* 3/4 BEDROOMS**

**LARGE FIRST FLOOR DAYROOM & BEDROOM/STUDY**

**SMALL FRONT AND SIDE GARDENS \* OUTBUILDING**

**£395.000.00 FREEHOLD**

**An opportunity to purchase a property which has been owned by a local family for generations. The house is situated on the southern edge of the green belt in a quiet area on the perimeter of St Anne and close to open countryside and cliff walks. Now in need of some renovation and refurbishment and also offering great scope for further development if required.**

**ALDERNEY ESTATE AGENCY Ltd**  
*Alderney's oldest established and Premier Agency*

<u>CONSERVATORY</u>	20ft x 7ft 6". Faces north. uPVC double glazing to three sides with polycarbonate roofing. uPVC door faces east. Top opening windows with flower motifs. Stone flagged flooring. Two wall light points. Two double power points. Obscure glazed door with side panel leads to entrance hall.
<u>ENTRANCE HALL</u>	9ft x 8ft 6". Wood laminate flooring. Ceiling light point. One double and one single power point. Telephone point.
<u>CLOAKROOM</u>	7ft 6" x 3ft. uPVC obscure double glazed window faces north. Ceiling light point. W.C. Carpet.
<u>BATHROOM</u>	7ft 6" x 6ft 6". UPVC obscure double glazed window faces east. Partial tiling to walls. Vinyl flooring. W.C. Ceiling light point. Dimplex wall heater. Bath and shower unit with wood panelling and folding screen. Wash handbasin. Shaver light. Mirror. Medicine cabinet. Storage cupboard.
<u>INNER HALLWAY</u>	27ft x 5ft 4". Wood laminate flooring. Two ceiling light points. Smoke alarm. Ceiling extractor fan. One double and one single power point. Walk-in cupboard 5ft x 3ft 6" with shelving, lighting and electricity meters. Staircase to first floor.
<u>KITCHEN</u>	20ft x 14ft 6". uPVC double glazed window faces south. uPVC double glazed window faces east. Pole and curtains. Two ceiling striplights. Carpet. Stainless steel sink unit with mixer tap. Cupboards and cabinets. Shelving. Two double and two single power points. T.V. point. Ceiling extractor fan. Rayburn stove. Plumbing for washing machine. Connections for gas cooker.
<u>SITTING ROOM</u>	14ft 6" x 12ft . uPVC double glazed window faces south. Pole and curtains. Ceiling light track with three spotlights and dimmer switch. Four single power points. T.V. point. Telephone point. Fireplace with coal effect electric fire. Carpet.
<u>DINING ROOM</u>	15ft x 12ft. uPVC double glazed window faces south. Pole and curtains. Wood laminate flooring. Ceiling light track with three spotlights and dimmer switch. Two single power points. Recessed bar area with stainless steel shelf, three double power points and shelving.
<u>BEDROOM 1</u>	12ft x 9ft. uPVC double glazed window faces north. Pole, curtains and nets. Ceiling light point. One double and one single power point. Carpet. Built-in wardrobe.
<u>BEDROOM 2</u>	12ft x 8ft 6". uPVC double glazed window faces north. Curtains. Ceiling light point. Wood laminate flooring. Two double and one single power point. Two telephone points. Recessed wardrobe space.
<u>BEDROOM 3</u>	12ft x 9ft. uPVC double glazed window faces north into conservatory. Ceiling light point. Two single power points. Carpet. Built-in wardrobe and shelving into recess.

**First Floor**

Pine staircase.

DAY ROOM

28ft 6" x 26ft max. Three large Velux rooflights with views over fields. Strip pine to ceiling. Three ceiling light points. Three double power points. Carpet. Under eaves storage. Access through to:

BEDROOM 4/STUDY

26ft x 19ft. Large Velux rooflight. Strip pine to ceiling. Beams. Ceiling light point. Five double power points. Telephone point. T.V. point.

**Exterior**

Front Garden

Faces north. Wicket gate and pathway leads to access via Conservatory. Palm trees. Shrubbery. Hedging. Flower beds Fencing to northern boundary. External lighting. Clothes drying and seating area. Gateway leads through to open separate area which was previously a barn. Concrete base with garden shed.

Side Garden

Paved patio area. Hedging. Water tap and butts. Small raised fish pond. Gas bottle storage. Gate. Outbuilding 12ft x 9ft 6". Timber door. Window faces north. Venetian blind. External lighting. Vinyl flooring. Ceiling light point. Double power point. Shelving.

Five bar double gate to separate area with concrete base and hedging. Ample off road parking space and room to erect a garage if required.



**Conservatory**



**Side Garden**

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 items have been tested by our agency and we cannot guarantee any which may prove to be faulty after any sale.



**Kitchen**



**Kitchen Dining area**



**Sitting Room**



**Day Room**



**Dining Room**



**Hallway**