

Alderney Estate Agency

Martyn House, 41 Victoria Street, Alderney, Channel Islands GY9 3TA

Telephone: 01481 823110 or 823425 Fax 01481 822304

e-mail:alderneyestateagency@cwgsy.net web site : www.alderneyestateagency.com

LA FRETTE FARM



HALL * OPEN PLAN SITTING ROOM WITH DINING AREA AND KITCHEN

UTILITY ROOM * W.C. * 4/5 BEDROOMS (2 En-Suite)

FAMILY BATHROOM * LARGE OUTBUILDINGS * 3 ACRES LAND

An imposing 4/5 bedroom family home recently built in three acres of farmland with extensive views of the countryside and to France. Light and airy this spacious property has the benefit of under-floor heating on the ground floor and radiators on the first floor, backup heating provided by a solar panel installation, multi fuel burner and double glazed windows throughout.

£1,200,000.00 FREEHOLD

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENTS

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

- HALL:** 12ft 6" x 12ft 6" + 14ft 9" x 3ft 10". Hardwood front door with double glazed inserts featuring leaded light pattern. Window faces West. Coving. Two ceiling light points. Large double airing cupboard. Power points. Heating thermostat. Laminate floor tiles.
- OPEN PLAN SITTING ROOM WITH DINING AREA & KITCHEN**
33ft 9" x 17ft 6". Large bay window faces West. Coving. Six recessed ceiling spotlights to Sitting area. Pine beams. Feature stone fire place with oak mantle and flagstone hearth housing Stovax wood burning stove. Oak shelf at side on stone plinths. Power points. TV point. Telephone point. Full length cupboard housing consumer unit. Laminate floor tiles.
- DINING AREA:** Coving. Hardwood double glazed patio doors with pole and drapes. In-set rush matting door mat. Six recessed ceiling spotlights. Pine beams. Heating thermostat. Laminate floor tiles.
- KITCHEN:** Two windows face East with venetian blinds. Coving. Three recessed ceiling spotlights plus three directional spotlights on ceiling fitting. Pine beams. Fitted base and wall kitchen units in stove painted wood with Welsh dresser style pine shelving on one wall. Inset stainless steel sink in granite-effect worktop. Parkinson Cowan Gas cooker with double oven, grill and 4 gas rings with glass cover. Extractor fan in stainless steel cooker hood. Hotpoint dishwasher. Freestanding Hotpoint fridge/freezer. Power points. Laminate floor tiles.
- UTILITY ROOM:** 10ft 3" x 9ft 6". Hardwood door with panel of double glazed obscure glass leading to back garden. In-set rush matting door mat. Coving. Ceiling light point. Base unit to match Kitchen under similar granite-effect table top. In-set stainless steel bowl sink in worktop. Hotpoint freezer under worktop. Hotpoint tumble drier. Large cupboard with louvre door and side panel housing oil-fired boiler and slatted shelves. Power points. Laminate floor tiles.
- W.C.** 6ft x 3ft. Extractor fan in ceiling. Coving. Ceiling light point. W.C. Wash hand-basin in-set in tiled worktop with tile splash-back. Mirror over. Ceramic floor tiles.
- GUEST BEDROOM:** 14ft x 12ft 8". Window faces East with pole and drapes. Coving. Four spotlights on ceiling fitting. Fitted double wardrobe with three drawers under. Cupboard with TV shelf. Power points. TV point. Heating thermostat. Laminated flooring.
- EN-SUITE SHOWER ROOM:**
8ft x 5ft. Window faces East with obscured glass. Extractor fan. Ceiling light point. Splash-back tiling. Shower cubicle with chrome folding glass doors. W.C. Pedestal wash hand-basin with mirror over. Chrome heated ladder rack towel rail. Towel ring. Laminated flooring.

FAMILY BATHROOM:

10ft x 6ft. Window faces East with obscured glass. Ceiling light point. Champagne coloured suite comprising shaped bath with shower over and glass screen, W.C. and wall mounted wash hand-basin with mono-block tap. Patterned mirror over and strip light with shaver socket. Towel rail. Glass fronted cupboard with shelves. Cupboard at side of bath. Heated ladder rack towel rail. Laminated flooring.

BEDROOM 3: 13ft x 10ft. Window faces West with pole and drapes. Coving. Three spotlight ceiling fitting. Fitted double wardrobe with mirrored doors. Power points. TV point. Heating thermostat. Laminated flooring.

BEDROOM 4: 9ft 6" x 8ft 6". At present used as a Study. Window faces West. Coving. Three spotlight ceiling fitting. Fitted double wardrobe with mirrored doors. Power points. TV point. Telephone point. Heating thermostat. Laminated flooring.

STAIRS & LANDING.

9ft 6" x 5ft. Velux window faces West. Coving. Ceiling light point. Wall light point on stairs. Decorative wooden balustrade. Cupboard housing distribution centre for under floor heating, solar panel controller & timer. Access to eaves. Power points. Fitted carpet.

First Floor

SITTING ROOM: 31ft x 17ft 6". Treble aspect room. One window faces East with views of the countryside and to France. One window faces South and four windows face West. Coving. Three ceiling light points. Loft access. Eaves storage. Two radiators. Power points. TV point. Telephone point. Fitted carpet.

MASTER BEDROOM:

23ft x 15ft 9". Triple aspect room. Windows face West, East and North. Coving. Two ceiling light fittings each with three spotlights. Loft access and Eaves storage. Mirrored doors house hanging rail and further eaves storage. Fitted double wardrobe with three drawers under. Two radiators. Power points. TV point. Fitted carpet.

EN-SUITE SHOWER ROOM:

Velux window faces East. Extractor fan. Coving. Two recessed ceiling spotlights. Splash-back wall tiling. Shower cubicle with chrome folding glass doors. W.C. In-set wash hand-basin in pine worktop. Heated ladder rack towel rail.

External:

GROUNDS: Approximately Three Acres of grassed farmland with mature trees and shrubs on boundaries. Fencing. Paddock. Vegetable plot. Gravel paths and car parking area. Decking around most of property. Covered area at rear housing gas bottle station and bins on flagstones. Water butt. External lighting.

GARAGE: 17ft 6" x 17ft. Block-work construction with wooden doors. Strip-light. Double socket. Concrete floor.

WORKSHOP: 43ft x 22ft 6". Block-work construction recently reroofed. Large wooden double doors. Shelving. Oil tank. Concrete floor.

STABLE: 65ft x 44ft. Wooden construction with steel and fibreglass roof which will be redone to match the workshop. Three sets of doors. External light. Concrete floor and hard standing in front of doors.

SERVICES: Electricity, Water & Mains Drainage.

Rates:

TRP (Guernsey Cadastre)	£225.05 per annum
Occupier's Rates:	£297.00 per annum (house)
" "	£ 99.25 per annum (workshop & stable)
Water Rates:	£220.11 per quarter



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



Open Plan
Living Area





Guest Bedroom



Hall, Stairs & Landing



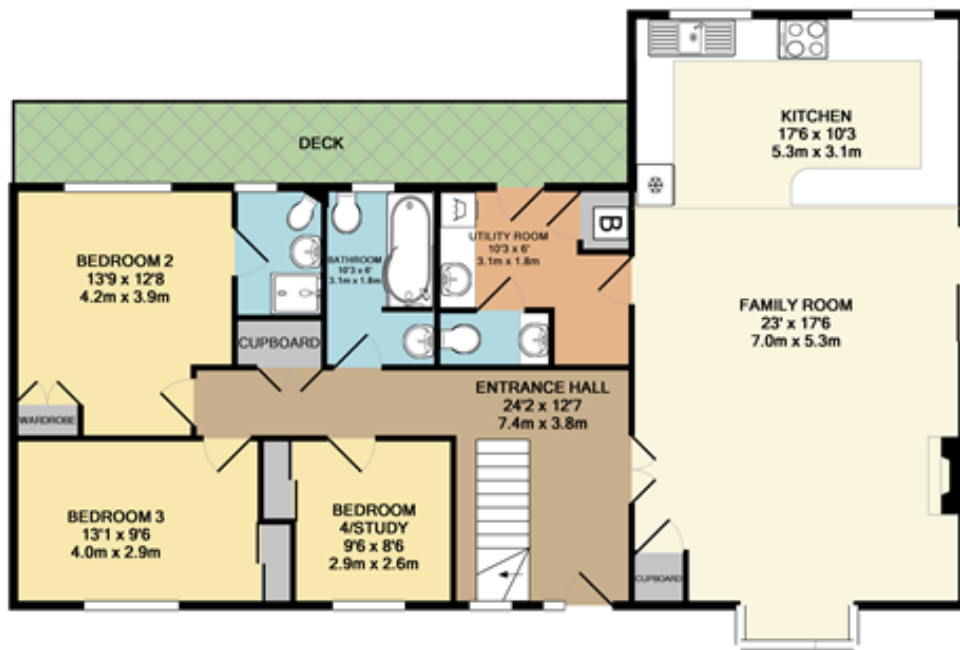
Family Bathroom



First Floor Sitting Room



Bedrooms



GROUND FLOOR
APPROX. FLOOR
AREA 1278 SQ. FT.
(118.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 911 SQ. FT.
(84.7 SQ.M.)

[FLOOR PLAN](#)



