

Alderney Estate Agency

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LA VIEILLE MAISON



**PORCH * ENTRANCE HALL * SITTING ROOM * DINING ROOM * STUDY
KITCHEN * UTILITY ROOM * CONSERVATORY
SIX BEDROOMS (TWO ENSUITE) * BATHROOM
GARDENS * TERRACE * OUTBUILDINGS**

£685,000.00 FREEHOLD

Formerly known as The Manse this historic property was built circa 1850 Located in the Rue des Marcheurs close to the centre of the Norman town of St Anne it has the benefit of a secluded position with views across La Vallee with the English Channel and the bird island of Burhou as the backdrop. Sympathetically restored in character it affords a rare opportunity for the discerning buyer.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT

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

EXTERNAL PORCH

Timber framed

HALL

27ft x 5ft (8.2m x 1.5m). Solid mahogany staircase to first floor. Dado rails. 6 recessed lights. 2 central heating radiators with fixed screens. Under stairs cupboard. Engineered oak polished floorboards

SITTING ROOM

23ft 9" x 12ft 8" (7.25m x 3.85m). 1 south facing and 2 West facing windows with blinds and drapes. Multi fuel stove in fireplace recess, slate mantelpiece and tiled hearth. Feature beam. 2 chandeliers. 2 wall lights. 2 telephone points. Satellite TV connection. Carpet

Arched doorway leading to:

CONSERVATORY

13ft. 6" x 11ft 3" (4.1m x 3.45m). Glazed on 3 sides with double doors leading to terrace. Blinds. Ceiling fan and light. Central heating radiator. Ceramic tiled floor.

DINING ROOM

13ft 6" x 13ft (4m x 4m). South facing window with blinds. Recessed fireplace with wood mantelpiece and tiled hearth. 2 cupboards in arched recess over. Chandelier. Engineered oak floorboards. ¾ glazed double doors. TV point.

STUDY

10ft 3" x 12ft 6" (3.1m x 3.8m). North facing window with blinds. 5 ceiling lights. Recess with shelving. Storage cupboard. Central heating radiator with fixed screen. 2 telephone points

KITCHEN

22ft x 11ft 3" (6.7m x 3.4m). West facing window with blinds. Door to terrace. Walk in larder cupboard. Ironing board cupboard. Timber hand made floor and wall units. Sink with beech draining boards. Worktops and breakfast bar. Stainless steel Rangemaster cooker with extractor fan over. Integral Firenzi dishwasher. Central heating radiator with fixed screen. 14 recessed ceiling lights. Telephone point. TV point.

UTILITY ROOM

11ft 6" x 7ft 8" (3.35m x 2.15m). North and East facing windows with blinds. Floor units with worktops. Stainless steel roll top sink. Integral Hotpoint washing machine. Space for dryer. Grant oil fired boiler. Recessed shelves. Strip light. Ceramic tiled floor. Door to:

WC / SHOWER

4ft 9" x 5ft 9" (1.45 x 1.75). White suite of WC and hand basin set over vanity unit. Shower cubicle. Central heating radiator. Spotlight. Extractor fan.

First Floor

LANDING

Central well divides the South and North bedroom areas

SOUTH LEVEL

16ft 6" x 6ft (4.9m x 1.8m). Hot water cylinder cupboard with slatted shelves. Access to loft. Dado rail. Central heating radiator. Ceiling light. Carpet.

NORTH LEVEL

11ft x 6ft (3.35m x 1.8m). North facing window with blind. Central heating radiator. Ceiling light. Carpet.

BATHROOM

9ft x 6ft (2.75m x 1.8m). White suite of corner bath, with shower mixer taps and curtain, WC and hand basin set in vanity unit with mirror over. Part tiled walls. Lime washed tongue and groove to dado level. Recessed shelves. Central heating radiator. Ceramic tiled floor.

MASTER BEDROOM

14ft x 12ft (4.25m x 3.65m). South facing and West facing windows with blinds and drapes. Walk in wardrobe. Ceiling light. Telephone point. TV point. Carpet. Door to:

EN-SUITE SHOWER ROOM

5ft 9" x 4ft (1.75m x 1.2m). Suite of recessed double sized white shower cubicle, WC, pedestal basin with mirror over. Recessed shelves. ½ tiled walls. Central heating radiator. 3 spotlights. Ceramic tiled floor.

BEDROOM 2

13ft X 11ft (3.95m x 3.35m). West facing window with blind and drapes. Central heating radiator. Ceiling light. Carpet. Door to:

EN-SUITE SHOWER ROOM

6ft x 5ft 6" (1.8m x 1.65m). Suite of white shower cubicle, WC and hand basin with mirror over. Fully tiled walls. Ceramic tiled floor. 3 spotlights.

BEDROOM 3

14ft x 11ft (4.25m x 3.35m). East facing window with drapes. Central heating radiator. Ceiling light. Carpet.

BEDROOM 4

12ft x 13ft (3.65m x 3.95m). South facing window with blind and drapes. Recessed shelving. Central heating radiator. Ceiling light. Carpet.

BEDROOM 5

13ft x 10ft (3.95m x 3m). East facing window with blind and drapes. Recessed shelving. Central heating radiator. Ceiling light. Carpet.

BEDROOM 6

9ft x 9ft (2.75m x 2.75m). South facing window with blind and drapes. Central heating radiator. Ceiling light. Carpet.

The whole of the property has been subject to careful renovation over the past few years. Complete rewiring has taken place providing ample lighting and power points throughout. Plumbing and heating systems have been renewed. UPVC windows and doors have been installed. The windows have a tilting system that allows cleaning from inside the premises. There is also a TV system that enables the user to view satellite TV in most rooms.

EXTERNAL

South facing entrance from Rue des Marcheurs is paved with a curved walkway leading to the West garden and terrace. The garden is laid to lawn with trees and other shrubs.

East facing garden is laid to lawn with established trees.

8ft x 10ft outbuilding and enclosed storage area for oil tank and gas bottles. Access path to Butes Road.

Terrace is accessed from the West garden, conservatory and kitchen. Paved with stone flags it provides a secluded area with views across La Vallee to the English Channel.



Dining room



Entrance hall

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 accept responsibility for any which may prove to be faulty after any sale.



Sitting room – South aspect



Sitting room – North aspect



Kitchen – East aspect



Kitchen – West aspect



Conservatory



Master bedroom