

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

NEWFORD HOUSE



ENTRANCE HALL * SITTING ROOM * STUDY/RECEPTION ROOM

KITCHEN/DINING ROOM * UTILITY ROOM * 2 SEPARATE W.C.s * SHOWER

BATHROOM * 5 BEDROOMS (1 En-Suite) * GARAGE * OUTBUILDINGS * GARDEN

£1,350,000.00 FREEHOLD

Dating back to 1700's and once the bank of Alderney, this remarkable property just off the main street in St Anne has been carefully restored and updated to an extremely high standard. Many original features compliment modern fixtures and fittings. Oil-fired central heating. Traditional Georgian sash windows. The immaculate garden overlooks St Anne's Church at the rear with formal lines that are very pleasing to the eye. Early inspection is highly recommended.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

ENTRANCE HALL

20ft x 6ft. Stairs to Basement and First Floor. North facing Window giving views to garden and St Annes Church beyond. 2 Ceiling lights. 2 Spotlights. Radiator. Single power point. Coat Rack. Fire Extinguisher. Fitted carpet.

SITTING ROOM

20ft x 11ft. Original floor boards sanded and polished. Arched south-facing window with quarter lights, pole and drapes. North facing window with roller blind and view of rear garden. Victorian sculptured stone fireplace. 2 Radiators. TV point in bank of electrical power points including Telephone point. 2 double power points including 13 amp lighting sockets. Ceiling light point.

**STUDY/
RECEPTION ROOM**

13ft 6" x 12ft. Two south facing Windows with blinds. Ceiling light points. Radiator. Four power points. TV point. Fitted carpet.

W.C.

7ft 3" x 5ft 6". Accessed via small alcove containing Linen Cupboard. North facing window with 50% obscured glass. Window seat. Ceramic tile flooring. Half tiled walls with recessed shelf. White W.C. and Wash hand-basin with mirror over. Heated ladder towel rack. Recessed ceiling light with integrated extractor fan. Carpeted stairs to:

Lower Ground Floor**KITCHEN/
DINING ROOM**

20ft x 18ft. max. North facing window with roller blind. South facing high level window. West facing window. 9 Ceiling spotlights. Smoke Alarm. Fire extinguisher. Fire blanket. Floor and wall Oak wood fitted kitchen units. Stainless steel 1.5 sink with drainer inset in contrasting charcoal grey work tops with wall tiles over. Integrated dishwasher. Hotpoint dual fuel range with gas rings and electric hot plate, ovens and grill. Stainless steel Extractor hood. Samsung free-standing American style fridge/freezer. 2 Dropped lights over dining table. Exposed local stone pillars. Painted ceiling beams. Stone flagged floor with under-floor heating. 3 double power points. Full length cupboard under stairs housing heating pumps. Half glazed 9 pane external door to garden.

SNUG

12ft x 11ft. French doors leading to patio. Pole and drapes. Built-in cupboard. Recessed shelving. Painted ceiling beams. Stone flagged floor with under-floor heating. 2 Double power points. T.V. point. Ceiling light point.

UTILITY ROOM

8ft 6" x 4ft 3". North facing high level window. Stainless steel Sink unit. Matching wall unit. 2 Recessed ceiling spotlights – 1 with integrated extractor fan. Stone flagged floor. Electrical points and plumbing for washing machine and tumble drier.

W.C.

7ft x 3ft. White suite comprising W.C. and wall mounted Wash hand-basin. Mirror and shelf over. Recessed ceiling spotlight with integrated extractor fan. Radiator. Stone flagged floor.

1ST HALF LANDING

North facing window with view of garden and church. 3 ceiling spotlights. Fitted carpet

First Floor**LANDING**

15ft 6" x 6ft. North facing window with venetian blind. Window seat. Large wall mirror. 5 Ceiling spotlights. Smoke alarm. Radiator. Single power point. Fitted carpet.

BEDROOM 1

11ft 9" x 11ft. Original polished floor boards. North facing window with venetian blind. Radiator. 3 Double power points. T.V. point. Ceiling light point.

**EN-SUITE
BATHROOM**

8ft x 5ft 3". South facing window with venetian blind. Fully tiled. White suite comprising Bath with power shower over and glass screen at side, W.C. and wall-mounted Wash hand-basin. Mirror with shelf. Shaver point. Recessed shelves. Heated ladder towel rack. Chrome towel ring. 5 recessed ceiling spotlights including 1 with integrated extractor fan.

BEDROOM 2

12ft x 10ft. Original polished floor boards. North facing window with venetian blind. Window seat. 3 Double power points. Ceiling light point.

BEDROOM 3

12ft max x 9ft 3" max. Original polished floor boards. 2 North facing windows with blinds. Window seats. Recessed wardrobe with shelving. Radiator. 3 Double power points. Ceiling light point.

BATHROOM

9ft 3" x 6ft. South facing window with venetian blind. Fully tiled. White suite comprising Bath with integral hand shower, W.C. and wall-mounted Wash hand-basin. Mirror. Shaver point. Corner Shower cubicle, fully glazed with power shower. Heated ladder towel rack. Chrome towel ring and tumbler holder. Sanitary ware by Duravit with fittings by Hansgrohe. Carpeted stairs to:

2ND HALF LANDING

Double north facing windows. 2 ceiling spotlights. Fitted carpet.

Second Floor**LANDING**

7ft x 6ft. Feature limed beam. Smoke alarm. 2 Ceiling spotlights. Fitted carpet.

SHOWER ROOM

6ft 3" x 5ft 6". South facing dormer window with venetian blind. Fully tiled with recessed shelving. White suite comprising W.C. and wall mounted Wash hand-basin. Mirror. Shaver socket. Recessed Shower cubicle with power shower. Heated ladder towel rack.

BEDROOM 4

16ft x 12ft max. South facing dormer window with blind. North facing dormer window overlooking garden. Victorian wrought iron fire place. Wardrobe and recessed shelving. Exposed limed beams. Radiator. 6 Ceiling spotlights. 4 Double power points. Access to loft space. Fitted carpet.

BEDROOM 5

16ft x 12ft. North and South dormer windows with venetian blinds. Recessed shelving. 2 Radiators. 6 Ceiling spotlights. 4 Double power points. Exposed limed beams. Fitted carpet.

External**GARAGE/
WORKSHOP**

16ft 6" x 13ft 9". Sliding door (adjacent to front wooden gates. Mezzanine above. Houses two Megaflo hot-water cylinders and Grant external oil-fired boiler. Shelving. Radiator. Double power point. Strip light.

**OUTBUILDINGS
WITH WELL(1835)**

29ft x 9ft. Two windows face east. Opportunity to develop into annexe or holiday accommodation.

FORMAL GARDEN

The beautiful formal garden mirrors the splendour of the painstakingly renovated house with its immaculate lawn and well stocked rectangular beds in the surrounding pathway. Multi-coloured spot lights accentuate mature shrubs at night. Several mature trees border the completely walled-in garden which give shade in summer and compliment the lovely St Annes Church – known as the Channel Islands' Cathedral which is a wonderful backdrop to this period property.

A sunken patio completes the secluded garden with local stone walls bedecked with various unusual herbs. There are louvered lights inset on the steps. Outside tap. Gas Storage. Brabantia rotary clothes airer. External security light on garage wall.



Rear Aspect

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 do not accept responsibility for any which may prove to be faulty after any sale.



Study/Reception Room





Sitting Room



Ground Floor W.C.



Kitchen/Dining Area



Snug





Bedrooms
&
Bathrooms





Backdrop of St Anne's Church



Patio & Rear Garden

NEWFORD HOUSE QE II ST. ALDERNEY

TECHNICAL SPECIFICATION OF REFURBISHMENT

ROOF : original slates, felt and battens were stripped off , roof timbers inspected , replaced where necessary, new roof plate fitted. New dormers constructed, all timbers treated with Wycamol rot treatment products

NEW ROOF : breathable felt and treated batten fixed prior to re-slating with new Canadian slate , dormer cheeks and fronts slated in hand cut beaver tail style. All new lead valleys and soakers fitted . Within the roof space insulation quilt was installed , counter-battened, then plaster-boarded creating large attic space.

BEDROOM FLOOR : this floor has been subdivided up to create 3 bedrooms and two bathrooms . All partition walls constructed and filled to achieve good sound reduction Original floor joists and planking has been retained and fully treated

GROUND FLOOR : Similarly, floor joists and planking have been retained and treated. Insulation between this and the lower floor has been placed between the joists.

BASEMENT: Significant works have been carried out here to create a habitable living area, these include:

Underpinning all foundations , in excess of 100 tonnes of concrete was placed in a sequential order (tops of pins dry-packed using Combex grout)

Tanking : the entire basement was tanked using sika 107 products

Floor slab : 150mm reinforced floor slab cast over 50mm sand blinding and damp-proof membrane. 100mm Celotex laid followed by 'Upanor ' 15mm under-floor heating and 65mm screed. Floor finished in tumbled travertine stone to opus pattern.

Basement drainage : All basement drainage discharges into a 100 gallon fibreglass tank (located in patio) containing a 75mm bore submersible macerator pump operating on a mercury float-switch (emergency alarm is located under basement stairs) this discharges into the mains sewer in QE2 St.

GLAZING: All the windows have been replaced to the original Georgian pattern. All boxed sashes have hardwood sills, lead counterweights and non-stretch sash cords. painted to a minimum of 1 primer 2 undercoats 2 topcoats

SANITARYWARE: all toilets sinks and baths are by Duravit, all taps shower valves and mixers are by Hansgrohe.

PLUMBING/HEATING; sited in the garage, boiler is 140,000 btu oil fired balanced flue condensing. Hot water is stored in 2x210 ltr megaflos (recovery time from cold approx 17 mins.) Hot water is circulated to house via secondary return (linked to programmer) this ensures instant hot water at all taps.

ELECTRICS: All switches and sockets are brushed stainless flat-plate. A combination of energy saving and halogen down-lighters are fitted. Mains wired smoke detectors on each floor are fitted along with a heat detector in the kitchen. All comply with current UK specification.