

Alderney Estate Agency

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THE OLD VICARAGE

ROYAL CONNAUGHT SQUARE



PORCH * HALL * SITTING ROOM * DINING ROOM * KITCHEN

LIBRARY * CONSERVATORY * BASEMENT * 5 BEDROOMS (2 En-Suite)

SHOWER ROOM * 2 SEPARATE W.C.s * GARDEN * GARAGE

£925,000.00 LEASEHOLD (190 YEARS)

A rare opportunity to acquire an original ecclesiastical property, part of which dates back to the 17th century. Situated in the historic Royal Connaught Square, this spacious, light and airy house provides suitable accommodation for a large family. It has the benefit of a secluded, south facing walled garden that complements its imposing façade.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

- PORCH** 4ft 3" x 3ft 6". Reached via 4 steps up, from front path, with wrought iron railings. Half glazed entrance door with arched window above. One window faces East and one window faces West. Ceiling light point. Flagstone floor. Solid timber front door with large wrought iron knocker and arched window above leads into:
- HALL** 35ft x 6ft. Straight through to rear garden with access to basement. Borrowed light from front door arched window. Two ceiling light point. Two radiators. Telephone point. Power points. Fitted carpet. Carpeted staircase to first floor.
- DINING ROOM** 17ft x 12ft. Original arch shaped sash window faces North with roller blind and full length curtains. Ceiling light point. Feature alcove. Two radiators. Power points. Archway to:
- KITCHEN:** 15ft x 12ft. Window faces South with roller blind. Painted wall and base units with drawers and solid wood worktops with in-set 2 ½ bowl stainless steel sink. Leisure Noir Cooking Range with 5 gas rings, two ovens and an electric hot plate with shelves above. Walk-in larder with small West facing Window. Double airing cupboard housing hot water cylinder. Three directional spot lights on ceiling fitting. Four wall light points. Radiator. Power points. Original polished floor boards.
- SITTING ROOM** 35ft x 13ft 6". One window faces North with roller blind and full length curtains. One window faces South with curtains. Two ceiling light points. Conventional fireplace with tiled hearth and feature slate mantelpiece. Two radiators. TV point. Power points. Fitted carpet.
- LIBRARY** 15ft 6" x 11ft. 3 steps down. One window faces North and one window faces South with roller blinds. Access to loft. Three directional spot lights on ceiling fixing. Radiator. Power points. Fitted carpet. Half glazed door to garden 2 steps down.
- CONSERVATORY** 10ft x 8ft. Half glazed door from Hall. Half glazed walls on two sides. Ceiling light point. Power points. Half glazed door to rear garden. Door to:
- CLOSET** 3ft 9" x 3ft. High level window faces West with obscured glass. Ceiling light fitting. White Wall mounted wash hand-basin and Pan. Fitted carpet.
- HALL/STAIRS & LANDINGS** Divided half landing with carpeted stairs leading to first floor Bedrooms.

First Floor**MASTER
BEDROOM**

16ft 3" x 12ft. Window facing North with roller blind and curtains. Ceiling light point. Power points. Radiator. Fitted carpet. Door to:

DRESSING ROOM 9ft 6" x 8ft. 2 steps up. High level glass taking borrowed light from bathroom. Two wall up-lighters. Power points. Fitted carpet.

En-Suite: 9ft x 6ft 6". Window faces South with curtains. White suite comprising of Bath with shower attachment and glass side screen, Pedestal wash hand-basin with splash-back tiling, mirror and strip-light with shaver socket above. Towel ring. Two wall light points. Radiator. Fitted carpet.

**MIDDLE
LANDING**

9ft x 6ft. Window faces North. Ceiling light point. Radiator. Carpeted stairs to second floor bedrooms. Fitted carpet.

BEDROOM 2

16ft 6" x 12ft. Window faces North with roller blind and curtains. Ceiling light point. Small feature alcove. Radiator. Power points. Fitted carpet.

HALF LANDING

6ft x 4ft 6". Ceiling light point. Fire alarm. Large storage cupboard. Feature open alcove giving borrowed light. Fitted carpet.

BEDROOM 3

15ft x 13ft 6". Window faces South with curtains. Ceiling light point. Power points. Radiator. Fitted carpet.

En-Suite

8ft 6" x 6ft. Window faces South with nets. Partial wall tiling. White suite comprises Bath with shower attachment and glass side screen, pedestal wash hand-basin with mirror and strip-light with shaver socket above and W.C. Radiator. Fitted carpet.

Second Floor**HALF LANDING**

6ft x 2ft 6". High level window faces South. Feature open alcove. Fitted carpet. Carpeted stairs to:

LANDING

6ft x 3ft. Ceiling light point. Access to loft. Fitted carpet. Door to:

SHOWER ROOM

5ft x 4ft 9". Fully tiled. Three recessed directional ceiling spotlights. Wall mounted wash hand-basin with mirror over. W.C. Fitted carpet.

BEDROOM 4

16ft x 12ft 4". Window faces East with roller blind and curtains. Ceiling light point. Power points. Radiator. Fitted carpet.

BEDROOM 5	16ft x 12ft 3". Window faces West. Ceiling light point. T.V. point. Power points. Radiator. Fitted carpet.
<u>Basement</u>	Large area consisting of four rooms, two hallways and separate W.C.
HALLWAY	17ft 6" x 6ft. Window faces North. Original tiled floor. Radiator. Under-stair storage area.
LAUNDRY ROOM	16ft x 11ft. Two windows face North. Coving to one wall. Ceiling fluorescent strip-light with cover. Power points. Shelves. Fitted carpet.
GAMES ROOM	15ft 6" x 11ft. Window faces North Ceiling fluorescent strip-light. Radiator. Power points. Fitted carpet.
2ND HALLWAY	18ft x 7ft + 7ft x 3ft 9" L shaped. Ceiling fluorescent strip light. Radiator. Concrete floor. Window providing borrowed light from Utility/Boiler Room. Door with steps up leading to rear garden.
SEPARATE W.C.	6ft 3" x 3ft 6". Ceiling light point. W.C. Wall mounted wash hand-basin with splash-back tiling and mirror over.
WINE STORE	9ft 3" x 6ft 6". Fluorescent strip-light.
UTILITY/ BOILER ROOM	15ft 6" x 12ft 6". Ceiling light point. Firebird oil-fired boiler. Power points. Plumbing for washing machine. Concrete floor. Personal door with 4 steps up to Garage. Door to Courtyard.
GARAGE	20ft 6" x 9ft. Two windows face North with obscured glass. Two Velux lights. Up and over Garage door to Le Huret.
<u>External</u>	
COURTYARD	25ft x 20ft. Large concreted walled area with raised beds of roses and shrubs. Drying area. Oil tank on concrete plinth. Gas bottle station. Door to Le Huret
FRONT GARDEN	Walled with plaques and hedging. Mature trees and shrubs. Mainly laid to lawn with borders and concrete path to gate with steps down to Royal Connaught Square.
REAR GARDEN	Very secluded with high walls and hedging, mature trees and shrubs as well as several flower beds. Lawn with flag stepping stones to rear entrance. Barbecue area. Concrete patio and path around property. Garden tap External lighting. Door to High Street.



Dining Room



Sitting Room





Kitchen



Conservatory



Basement (Laundry Room)



Hall/Stairs & Landings



Master Bedroom
& Bedroom 2



An En-Suite Bathroom



Bedrooms 4 & 5



Bedroom 3



Front Aspect



Rear Garden



Courtyard Entrance
From Le Huret



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.