

Alderney Estate Agency

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RED TILES

RUE DES MIELLES



ENTRANCE HALL * CLOAKROOM * KITCHEN * UTILITY * SITTING ROOM

DINING ROOM * STUDY * GAMES ROOM/FAMILY ROOM * MASTER

BEDROOM SUITE * 3 FURTHER BEDROOMS (1 En-Suite) * FAMILY BATHROOM

DOUBLE GARAGE & WORKSHOP WITH ANNEX ABOVE

APPROX. THIRD ACRE OF GROUNDS * GARDEN STORE ROOM * SHED

£975,000.00 FREEHOLD

A large, traditional, family, island home set within its own grounds in a quiet location with extensive uninterrupted views over the golf course and Longis Common. This outstanding property has been extensively refurbished to a high standard, sympathetically retaining the character of the original building. Many features, including exposed beams and stonework together with stained ledge and braced internal doors, reflect the heritage of the residence. Oil-fired central heating and double glazed Georgian style windows ensure complete protection from the elements.

This is a rare opportunity to purchase a classic island property in fine decorative order, offering substantial accommodation and amenities for a large family.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

- ENTRANCE HALL:** 12ft x 11ft 6". uPVC glazed front door with pole and drape. Window faces West with pole and drapes. Three wall light points. Radiator. Power points. Coconut matting in door well and fitted carpet.
- CLOAKROOM:** 6ft 8" x 4ft 10". Window faces North with obscured glass and pole and drapes. Wall light point. Part tiled walls. Modern glass wash hand-basin with chrome pedestal and fittings. Wall mirror. W.C. Radiator. Wrought iron coat hook. Ceramic floor tiles.
- STUDY:** 19ft x 17ft 8" max. uPVC door with fully glazed side panel, pole and drapes. Two Windows face North with poles and drapes. Internal window giving borrowed light from Games Room with reeded blind. Four wall light points and two directional ceiling spot lights. TV point. Two telephone lines. Power points. Two radiators. Built-in book shelves. Japanese staircase to Bedroom 4.
- SITTING ROOM:** 19ft x 16ft. Two windows face West with curtains. Three wall light points. Beamed ceiling. Under stair store with light. Bar area with three recessed spot lights over. Feature natural stone fireplace, chimney breast and hearth with hardwood mantel and gas coal effect ornamental stove with wrought iron guards. Two radiators. TV point. Power points. Fitted carpet. Step up to opening through to:
- DINING ROOM:** 12ft 6" x 12ft. Window faces West with curtains. Beamed ceiling. Ceiling light fitting with wrought iron and chains to 5 glass shades. Feature natural stone raised fireplace with dog basket for logs plus wrought iron and brass fender. Small recessed shelf in natural stone chimney breast. Radiator. Power points. Fitted carpet. Stairs to first floor.
- GAMES ROOM or FAMILY ROOM:** 29ft 6" x 16ft 9". Split level with dividing balustrade. Windows to East elevation with curtains. uPVC double doors leading to garden with curtains. Pine beamed ceiling. Four wall lights plus two directional ceiling spot lights. Access to loft. TV point. Telephone point Power points. Three radiators. Fitted carpet.
- KITCHEN/ BREAKFAST AREA:** 18ft 6" x 15ft 3". Bay window faces East with curtains. Sliding uPVC doors with curtains leading to patio area. Window faces South with curtains. Four recessed ceiling bulls eye spotlights. Part tiled walls. Fully fitted kitchen with a range of pine base units and wall cabinets. Granite effect worktops with inset porcelain sink and drainer. Oil-fired AGA in brick built recess. Built-in New World gas oven and grill. New world gas hob. Integral fridge freezer. Integral Neff dishwasher. TV point. Telephone point. Power points. Ceramic tiled floor.

- UTILITY ROOM:** 8ft x 6ft. Window faces South with curtains. Two ceiling directional spotlights. Shelf. Two full length cupboards with drawers under. Zanussi washing machine. Zanussi freezer. Grant oil-fired boiler with Drayton wall control panel. Ceramic floor tiles.
- STAIRS/LANDING:** 6ft 9" x 6ft 6". Carpeted stair well leads from Dining Room with painted handrail and wood panel ceiling with recessed spot lighting. Wall light point. Power points. Fitted carpet. Doors to bedrooms:-
- MASTER BEDROOM SUITE:**
- DRESSING AREA:**
Comprising 2 Rooms: 7ft 9" x 7ft 6". Window faces North with pole and drapes. Pine ceiling beams. Wall light point. Storage cupboard. Power points. Fitted carpet. Doors through to en-suite and:
- Main Dressing Area:** 12ft 9" x 10ft 8". Two windows face East with poles and drapes. Pine ceiling beams. Three wall light points. Wall of built-in wardrobes. Radiator. TV point. Telephone point. Power points. Fitted carpet. Carpeted open plan stairs to Master Bedroom.
- En-Suite:** 7ft 6" x 6ft 9". Window faces North with net. Painted beamed ceiling. Four recessed ceiling spotlights. Fully tiled. Double Shower unit. Wash hand-basin in vanity unit with mirror over. Shaver/Toothbrush socket. Wall mounted W.C. Ladder rack radiator. Ceramic tiled floor.
- MASTER BEDROOM:** 19ft x 13ft 6". Window faces East with pole and drapes. Strip pine to three walls and ceiling. Electric ceiling fan. Two ceiling light points. Two wall light points. Eaves storage. TV point. Power points. Radiator. Fitted carpet.
- BEDROOM 2:** 13ft x 12ft 3". Window faces West with curtains. Three wall light points. Radiator with pine towel rail over. TV point. Power points. Airing cupboard with hot water cylinder, shelving, light and circuit breakers.
- BEDROOM 3:** 17ft x 8ft 6". Window faces West with curtains. Three wall light points. White pedestal wash hand-basin with pine shelf and mirror over. Splash back tiling. Towel ring. Shaver socket. Radiator. TV point. Power points. Fitted carpet.
- FAMILY BATHROOM:** 10ft 9" x 6ft 6". Window faces East with curtains and net. Four recessed ceiling spotlights. Fully tiled. White suite comprising whirlpool bath with shower attachment and wood panelling, wash hand-basin on wooden vanity unit with large wicker storage drawers and WC. Wall mirror. Shaver socket. Separate shower cubicle. Towel rails. Radiator. Fitted carpet.

- BEDROOM 4:** 14ft x 12ft 6". (Accessed via staircase from Study). Window faces North with pole and drapes. Pine cladding to three walls and ceiling. Two recessed ceiling bulls eye spotlights. Two radiators. TV point. Power points. Eaves storage. Fitted carpet.
- En-Suite:** 10ft 6" x 5ft. Velux window. Two recessed ceiling spotlights. Double sized fully tiled shower unit with glass door. Wall mounted wash hand-basin with mirror over, shelf and shaver socket. W.C. Heated towel rail.
- External**
- DOUBLE GARAGE:** 22ft 4" x 19ft. Two up and over timber garage doors. Four external recessed canopy spotlights with sensor. One window faces North and one window faces South. Ample racking. Four fluorescent ceiling strip lights. Power points. Tap. Circuit breakers. Concrete floor. Doors to Workshop and Garden Store Room. Oil tank at side for Annex.
- WORKSHOP:** 15ft x 8ft. Window faces North. Four spotlights on ceiling fitting. One separate ceiling spotlight. Workbenches, shelves and cupboards. Worcester Combi. Boiler. Telephone point. Power points. Vinyl flooring on concrete base.
- GARDEN STORE:** 10ft 6" x 10ft. Double timber door to rear garden. Two fluorescent strip lights. Racking. Concrete floor.
- Annex:** Above Garage, accessed via a door at the rear.
- ENTRANCE HALL:** 5ft x 3ft. Glazed uPVC door. Coconut matting. Fitted carpet. Door to Garage and Workshop. Radiator. Carpeted stairs to Annex. Ceiling spotlight.
- LANDING:** 8ft x 3ft. Velux light. Loft access. Two spotlights on wall fitting.
- KITCHEN/
DINING ROOM:** 19ft x 8ft. Window faces North with pole and drapes. Feature beams on sloping ceiling. Two ceiling spotlights. Beech kitchen units. Hotpoint fridge under worktop. Shelving. Radiator. Power points. Fitted carpet.
- BEDROOM/
SITTING ROOM:** 19ft x 17ft 6" max. Window faces West with pole and drapes. Electric ceiling fan. Four ceiling spotlights. Feature exposed red brick walls. Feature beamed ceilings. Two radiators. Under eaves cupboard with hanging rail. TV point. Power points

BATHROOM: 9ft x 6ft 3". Velux light. Feature ceiling beams. Two ceiling spotlights. Matching suite comprising white bath with panelling and shower attachment, Pan and Pedestal wash hand-basin with shelf and mirror over. Shaver socket. Towel rail. Radiator. Fitted carpet.

GROUNDS: The property is accessed via a set of timber gates with a gravelled driveway suitable for parking several cars. There are timber gates to both sides of the house which lead via concrete paths to the rear garden. Mainly laid to lawn with undulating borders, the well-maintained garden contains many mature trees and shrubs to provide a secluded area around the property. There are two raised patio areas, a sun terrace with barbeque area and an established pond with water feature and plants. External lights and power point. The entire garden is bordered by a low wall, much of which includes additional timber fencing above for added privacy.

GARDEN SHED: 8ft x 8ft with side window. Wooden construction. Gas bottle station and Oil tank at rear for main house.

SERVICES.: Electricity, Water and Mains Drainage.

Rates:

Alderney – Occupiers Rates:	£453.84 per annum
Water Rates:	£97.96 per quarter
Guernsey – TPR	£196.02 per annum



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



Bar



Dining Room



Study



Cloakroom



GamesRoom
or
Family Room





Kitchen/
Breakfast Area



Family Bathroom





Master
Bedroom Suite



Bedroom 2

Bedrooms 4 with En-Suite





Annex Above Garage



Front & Rear Elevations of Garage





Barbeque Area



Pond

