

Alderney Estate Agency

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TREIZE

ST MARTINS



VESTIBULE * HALL * W.C. * STUDY * DINING ROOM * SNUG * KITCHEN

UTILITY ROOM * SITTING ROOM * MASTER BEDROOM with EN-SUITE

4 FURTHER BEDROOMS (1 with EN-SUITE) * FAMILY BATHROOM

LANDSCAPED REAR GARDEN - 1/2 ACRE

£775,000.00 FREEHOLD

A period property in immaculate condition throughout. Beautifully restored with high quality workmanship. uPVC sash double glazed windows in the Georgian style and oil fired central heating bring this property up to date without spoiling its character. A delightful landscaped garden at the rear completes what is a thoroughly desirable residence. In a quiet area close to the main shopping centre of St Anne

VIEWING STRICTLY BY APPOINTMENT WITH VENDORS AGENTS

ALDERNEY ESTATE AGENCY LTD

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VESTIBULE	6ft x 5ft 6". Half glazed front door facing East. Window facing South with borrowed light from covered Utility area. Ceiling light point. Coat hooks on rack. In-set rush door mat. Light oak floor. Step up and glazed door to:
HALL	10ft x 7ft 3" + 8ft x 3ft 9" + 6ft x 5ft 6". Window facing South with adjacent air vent. Coving. Two ceiling light points. Consumer units and meter in high cupboard. Two radiators. Power points. Laminate wood floor.
STORE ROOM	6ft 6" x 3ft 6". Extractor fan. Bulkhead wall light fitting. Laminate wood floor.
STUDY	7ft 6" x 6ft 9". Ceiling light point. Power points. Telephone point. Laminate wood floor.
W.C.	6ft x 5ft 6". White suite comprising of W.C. and pedestal wash hand-basin. Extractor fan. Ceiling light point. Heated towel rail and radiator combined. Part painted timber panelling with shelf. Laminate wood floor.
DINING ROOM	14ft x 13ft. Two windows face East with poles and curtains. Coving. Three recessed ceiling spotlights and four wall light points. Radiator. Power points. Laminate wood floor.
SNUG	13ft 6" x 8ft. Window faces North. Two recessed ceiling spot lights. Power points. TV point. Fitted carpet.
KITCHEN	20ft 4" x 15ft 6". Two windows face East with Roman blinds. Specialist designed, handmade kitchen incorporating a Welsh Dresser, Larder, wall cupboards and shelves, base units and drawers plus a central island housing a Miele electric oven and gas hob. Double Butler sink, including waste disposal unit, in polished granite worktop. Zanussi dish-washer. Stanley boiler/cooker with splash-back tiling and stainless steel airing rack over. Small alcove with glass shelves and cupboard under. Fourteen recessed ceiling spotlights. Radiator. Power points. Telephone point. Ceramic floor tiles. Carpeted staircase to first floor.
UTILITY ROOM	10ft 6" x 8ft 9". Two windows face South. Butler sink. Laminate worktops. Zanussi fridge. Large Miele American style fridge/freezer. Integral Miele washing machine with tumble drier over. Abundance of cupboards. Four recessed ceiling spotlights. Power points. Ceramic floor tiles. Half glazed door with cat flap leads to small courtyard.
OUTSIDE STORE ROOM	6ft 6" x 3ft 6". Extractor fan. Bulkhead Wall light. Shelving. Laminate wood floor.

First floor**LANDING**

18ft 8" x 6ft. + 8ft x 4ft 6". Window on stairs faces West. Linen cupboard. Small alcove. Built-in bookcase. Four recessed ceiling spotlights. Radiator. Power points. Fitted carpet. Wooden spiral staircase to second floor.

SITTING ROOM

25ft 6" x 13ft 3". Two windows face East with poles and curtains. Wall of windows face West with pole and curtains, incorporating French doors to garden. Coving. Loft access with ladder and lighting. Conventional fireplace with hardwood surround and mantle, slate hearth and artificial log gas fire. Eight recessed spotlights. Two Radiators. Power points. TV point. Telephone point. Laminate wood floor. Door to:

MASTER BEDROOM

24ft 6" x 11ft 6". Two windows face East and one faces West. All with curtains on rails. Loft access. Built-in wardrobes. Eight recessed ceiling spotlights. Radiator. Power points. Fitted carpet. Door to:

EN-SUITE BATHROOM

9ft 3" x 8ft. Window faces South with Roman blind. Part wall tiling. White suite comprising of Bath with hand held shower attachment on mixer taps, pedestal Wash Hand-Basin and W.C. Mirror with strip-light over. Fitted shelving. Two recessed ceiling spotlights. Heated towel rail with radiator combined. Fitted carpet.

FAMILY BATHROOM

8ft 4" x 5ft 6". Window faces West with Roman blind.. Part wall tiling. White suite comprising of Bath with deluge shower over and folding shower screen at side, W.C. and pedestal Wash Hand-Basin. Glass shelf with strip-light over. Three recessed ceiling spotlights. Heated towel rail with radiator combined. Ceramic floor tiles.

BEDROOM 2

16ft x 8ft. Window faces West with curtains on rails. Fitted wardrobes with cupboards over. Ceiling light point and recessed spotlight. Radiator. Power points. Fitted carpet.

BEDROOM 3

12ft 6" x 9ft 4". Window faces East with curtains on rails and window seat. Three recessed ceiling spotlights. Radiator. Power points. Fitted carpet. Door to:

EN-SUITE BATHROOM

9ft x 7ft 4"., Window faces East with Roman blind. Part wall tiling. White suite comprises of Bath with shower/ mixer tap, W.C. and pedestal Wash Hand-Basin. Glass shelf with mirror and strip-light over. Chrome ladder heated towel rail. Two recessed spotlights. Fitted carpet.

Second Floor**LANDING**

4ft x 2ft 9". Window faces West. Ceiling light point. Fitted carpet.

BEDROOM 4

14ft 3" x 9ft 9". Window faces West with curtains on rail. Recessed shelving. Under-eaves storage . Ceiling light point. Power points. Fitted carpet.

BEDROOM 5

14ft 6" x 8ft 9". Window faces West with curtains on rail. Recessed shelving. Under-eaves storage. Ceiling light point. Power points. Fitted carpet.

External**GARDEN – Rear**

Concrete steps with wrought iron balustrade lead from small courtyard to a beautifully landscaped garden with mature shrubs and fruit trees. A well kept lawn is situated above flag-stoned paths, adjacent to a patio and barbeque area. Laurel bushes and huge hydrangeas are among the colourful array of herbaceous delights which adorn this secluded area. External lighting and several water butts.

There is a large valuable additional garden area beyond which could be converted to building land.

The oil tank and gas bottle station is situated in the utility area at the front of the building.



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.



Dining Room



Kitchen





Snug



Utility Room



Bathroom

Bedroom 2





Sitting
Room





Master Bedroom & En-Suite Bathrooms



Bedroom 3



Bedrooms 4 & 5



Garden - Rear

