

Alderney Estate Agency

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VERT COTIL



RECEPTION HALL * SITTING ROOM * DINING ROOM * KITCHEN * UTILITY

GARDEN ROOM * POOL ROOM * SHOWER ROOM * LOWER KITCHEN

4 BEDROOMS (2 EN-SUITE) INTEGRAL GARAGE

GREENHOUSE * OVER 2 ACRES OF GARDEN & WOODLAND

£795,000.00 FREEHOLD

An opportunity to acquire one of the islands larger family homes set in beautiful woodland with stunning views of Burhou Island, Fort Tourgis and the Harbour. Only a stones throw from the Norman town of St Anne, this house has the benefit of quiet surroundings and tranquil grounds. The swimming pool is housed in a purpose-built extension with a garden room and large balcony above. Quality fixtures, fittings and carpets together with oil-fired central heating combine to provide a cosy yet spacious environment.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE VENDORS AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

RECEPTION HALL

34ft x 11ft 6" (max). Window faces West with curtains and pelmet. Skylight. Solid panelled hardwood front door with obscured glass in side panel. Ceiling light point and 3 wall light points. Wall and skirting radiators. Power points. TV point. Fire alarm. Fitted carpet. Doors to all first floor rooms off.

SITTING ROOM

25ft x 15ft. Large bay window faces North/East and South with curtains and wood pelmet. Upper windows face South with curtains on rail and provide sea views from Fort Tourgis, to the Harbour with Burhou Island and the English Channel beyond. Strip pine ceiling to main part of room. Two ceiling light points plus four wall light points. Recessed fireplace with marble surround. Fitted display units with special feature minstrel gallery. Electric and skirting radiators. Power points. TV point. Fitted carpet. Double 15 pane doors to:

DINING ROOM

17ft 9" x 11ft 9". Window faces East with curtains and pelmet. Coving. Centre raise and fall ceiling light fitting. Serving Hatch. Skirting radiators. Power points. Fitted carpet.

KITCHEN

23ft 6" x 10ft. Windows face West, East and South with curtains and wood pelmets. Ceiling light point and five recessed ceiling spotlights. Electric ceiling fan. Partial wall tiling. Fitted kitchen with display units, tall storage cupboards and breakfast bar. In-set single drainer double bowl sink in roll top worktop. Built-in Miele electric double oven and grill. In-set ceramic hob and deep fat fryer in ceramic tiled worktop with extractor fan in matching cooker hood over. Integral Miele fridge freezer. A second Miele fridge. Integral dishwasher with stainless steel single bowl in-set sink over. Wall radiator and ladder rack radiator. Power points. TV point. Telephone point. Flotex carpet. Open to:

GARDEN ROOM

20ft x 20ft. Large, light and airy extension with glazing to the South and East incorporating doors to balcony with panoramic views. Four skylights in wood panelled ceiling. Four ceiling light points and Six wall light points. Three radiators. Power points. TV point. Telephone point. Ceramic floor tiles. Side entrance to garden.

UTILITY ROOM

6ft 6" x 10ft 6". Three high windows face West. Ceiling light point. Fully tiled. White fitted base and wall units. Stainless steel single bowl sink inset in worktop. Miele washing machine. Miele tumble drier. Miele Tall freezer. Coat hooks. Ladder rack radiator. Fitted carpet. Door to:

- W.C.** 6ft 6" x 10ft 6" x 3ft. Window faces North with obscured glass and curtains on track. Ceiling light point. Low level white pan. Fitted carpet.
- MASTER BEDROOM** 23ft 6" x 17ft 6". Windows face North, East and West with curtains on track, giving sea views of the harbour. Ceiling light point and three wall light points. Fitted range of wardrobes with ornate mirrored doors. Wall and skirting radiators. Power points. TV point. Telephone point. Access to loft. Fitted carpet. Door to:
- EN-SUITE SHOWER ROOM** 8ft 6" x 6ft 9". Window faces North with curtains on rail. Ceiling light point. Fully tiled walls. Shower cubicle with seat and grab rail. W. C. Wash hand-basin in vanity unit. Mirror with strip-light and shaver socket over. Heated towel rail. Ladder rack radiator. Fitted carpet.
- STAIRS & LOWER HALL** 32ft x 5ft 6" + 16ft x 6ft 6". Half glazed door to second Kitchen providing borrowed light. Ceiling light point. High storage cupboard. Double airing cupboard. Under-stairs storage cupboard with shelves and coat hooks. Wall mirror. Fitted carpet. Door to:
- POOL ROOM** Large mosaic tiled pool with cover. Equipment Room with heating controls and pumping system providing variable water flow and a Jacuzzi in the Pool. Shower Recess. De-Humidifier. Nine recessed ceiling spot-lights. Sink unit with strip-light over. Ceramic floor tiles. Half glazed hardwood doors leading to garden areas.
- SHOWER ROOM** 8ft 6" x 5ft 6". Fully tiled. Power shower with glass sliding doors. White suite comprising of W.C. and wall mounted wash hand-basin with mirror, strip-light and shaver socket over. Glass shelf. Mirrored wall cabinet. Ceiling light point. Ladder rack radiator. Ceramic floor tiles.
- BEDROOM 2** 18ft 4" x 15ft. Window faces East. Fully glazed double doors face South to balcony and garden areas. All with curtains and rails. Coving. Two wall light points. Two double inset wardrobes with cupboards over. Wall Mirror. Skirting radiator. Power points. Fitted carpet. Door to:
- EN-SUITE BATHROOM** 8ft x 6ft 6". Extractor fan. Partial wall tiling. Ceiling Bath, W.C. and pedestal Wash hand-basin with mirror, strip-light and shaver socket over. Mirrored wall cabinet. Heated towel rail. Fitted carpet.

BEDROOM 3

15ft 6" x 11ft 6". Two windows face East with curtains on rails. Ceiling light point and two recessed ceiling spotlights. Fitted double wardrobe with mirrored doors. Fitted dressing table and bedroom furniture. Radiator. Power points. TV point. Fitted carpet.

BEDROOM 4

11ft 6" x 10ft. Window faces East. Second window provides borrowed light from Pool Room. Ceiling light point. Fitted double wardrobe. Vanity unit with sink. Radiator. Power points. Fitted carpet.

KITCHEN on Lower Floor

18ft 9" x 6ft 6". Two high level windows with obscured glass. Half glazed door leading into driveway. Fully tiled. Two ceiling light points. Fitted kitchen with white floor and wall units. Fitted Hotpoint Electric cooker with inset ceramic hob over in roll top work surface. Hotpoint fridge freezer. Stainless steel inset sink with single drainer. Ladder rack radiator. Door to Garage.

CELLARS

Two Cellars on Lower Level.

External**GARAGE**

19ft x 16ft. Integral double garage with electrically operated garage door. Window faces East. Ceiling strip-light. Shelving. Storage cupboards and drawers with worktop over. Camray oil-fired boiler. Electric meter. Concrete floor.

GREENHOUSE

45ft x 15ft & Storage Sheds.

GROUNDS

Extensive woodland (over 2 acres) surrounding a well stocked garden, with mature fir trees, shrubs and flower beds. Patio areas abound, one with an inset pond and rockery. Waterfall which circulates through the pond. Several lawn areas. Low walls to front elevation.



Surrounding Woodland



Sitting Room with Minstrel Gallery



Dining Room





Kitchen





Conservatory



Balcony





Master Bedroom (with En-Suite Shower)





Bedroom 2 (with en-suite bathroom)



Bedroom 3



Swimming Pool



Kitchen on Lower Floor



Utility Room

Front View



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 a sale