

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

LOGIS DU PRE

SARK

OPEN MARKET SALE



Price: £350,000 o.n.o.

Detached timber-frame cedar shingle house

5 bedrooms; 3 en-suite bath/shower rooms

1 bathroom

Open-plan lounge/dining room, kitchen, study, utility room

Central location

Lease expires 31st December 2069

Available subject to arrangement



Logis du Pre is a substantial timber-frame house with a cedar shingle exterior. The interior of the house has been recently refurbished and is spacious and light, with a fabulously large and light open-plan lounge and dining room, an above-average number of bedrooms with high-quality bathrooms offering potential for a business, subject to permissions.

The mature gardens give a pleasant approach to the house with plenty of recreational space for children and pets, and privacy when required.



Entrance Hall - 3.7 x 1.7m/12'2" x 5'7"

Approached via the west-facing wooden front door with coat hanging space, a tiled floor, space for occasional or display furniture.

Inner Hall - 8 x 1.4m/26'3" x 4'8"

A spacious inner hall with stairs leading to the first floor and doors leading to ...

Study - 3.8 x 3m/12'6" x 9'11"

With a north-facing window, radiator, Amtico wood flooring, telephone and power points, ample desk and bookshelf space. The study makes an ideal computer room with sufficient space for those wishing to run a business from home, or a 'snug' for children or guests.

Dining Room - 5.1 x 4.8m/16'9" x 15'9"

With west- and north-facing windows, a frosted window giving light to/from the inner hall, and a door leading to the inner hall, Amtico wood flooring, radiators, open-plan access through to the lounge and arched access through to the kitchen ...



Lounge - 6.3 x 5.4m/20'8" x 17'9"

With a large south-facing bay window overlooking the rear garden area, a large feature brick fireplace housing a grate for an open-fire, radiators, with Amtico wood flooring and carpeting.





Kitchen/Breakfast Room - 5.4 x 3m/17'9" x 9'11"

A large room with ample natural light, a south-facing picture window, high-quality tile-effect cushioned vinyl flooring, extensive fitted wall and floor kitchen units with tiled splash backs and incorporating a stainless-steel single drainer sink, a breakfast bar, 4-ring gas hob and cooker, space for a fridge, dishwasher, chest freezer and breakfast table.

Cloakroom and Utility Room - 2.3 x 1.7m/7'7" x 5'7"

With an internal west-facing window overlooking the entrance hall, oil-fired boiler for the efficient supply of central heating and hot water, a radiator, high-quality tile-effect cushioned vinyl flooring, a WC and wash basin, space for washing machine, dryer and linen storage.

Utility Room - 4.5 x 1.9m/13'9" x 6'3"

With a south-facing bay window, a sink unit is located here and there is ample space for storage. An external door leads to the rear patio and garden area.



Master Bedroom - 4.4 x 4.1m/14'5" x 13'5"

An L-shaped bedroom with east-facing windows, a radiator, carpeted floor, ample space for a bed and bedroom furniture, with telephone and power points, TV point and a door leading to ...

En-suite Bathroom

With an east-facing window and a newly installed double shower unit, low-level flush WC, wash hand basin in fitted vanity unit, high-quality tile-effect cushioned vinyl flooring, radiator and storage space.



Bedroom 2 - 4.1 x 3m/13'5" x 9'11"

Access through a private corridor with fitted wardrobes, large north-facing windows providing ample natural light overlooking the private front garden, newly carpeted floor, radiator and TV point.

En-suite Bathroom

An exceptionally spacious and light room with a large north-facing window, newly fitted high-quality bathroom suite including a vanity unit wash basin with mirror over, WC and newly fitted bath with shower and shower screen and high-quality tile-effect cushioned vinyl flooring.



**Bedroom 3 - 4.2 x 3.8m/13'9" x 12'6"**

With a south-facing picture window, carpeted and part-parquet floor, an arched door way leading to the en-suite bathroom.

En-suite Bathroom

With a south-facing window, bath with overhead shower capability, a new vanity unit, WC and additional ceiling-to-floor storage cupboard.

**Bedroom 4 - 4.4 x 2.3m/14'5" x 7'7"**

An attic-style room with a west-facing window, clothes hanging area and a wash basin.

Bedroom 5 - 4.4 x 2.6m/14'5" x 8'6"

An attic-style room with an east-facing window, clothes hanging area and a wash basin.

Bathroom

With WC and bath.

**Exterior****2 Garden Sheds**

Of timber construction with storage space for garden equipment and machinery; one of which houses the filtration unit for the property's potable water.

Storage Shed

Of block and timber construction, dry lined and suitable for storage of furniture.

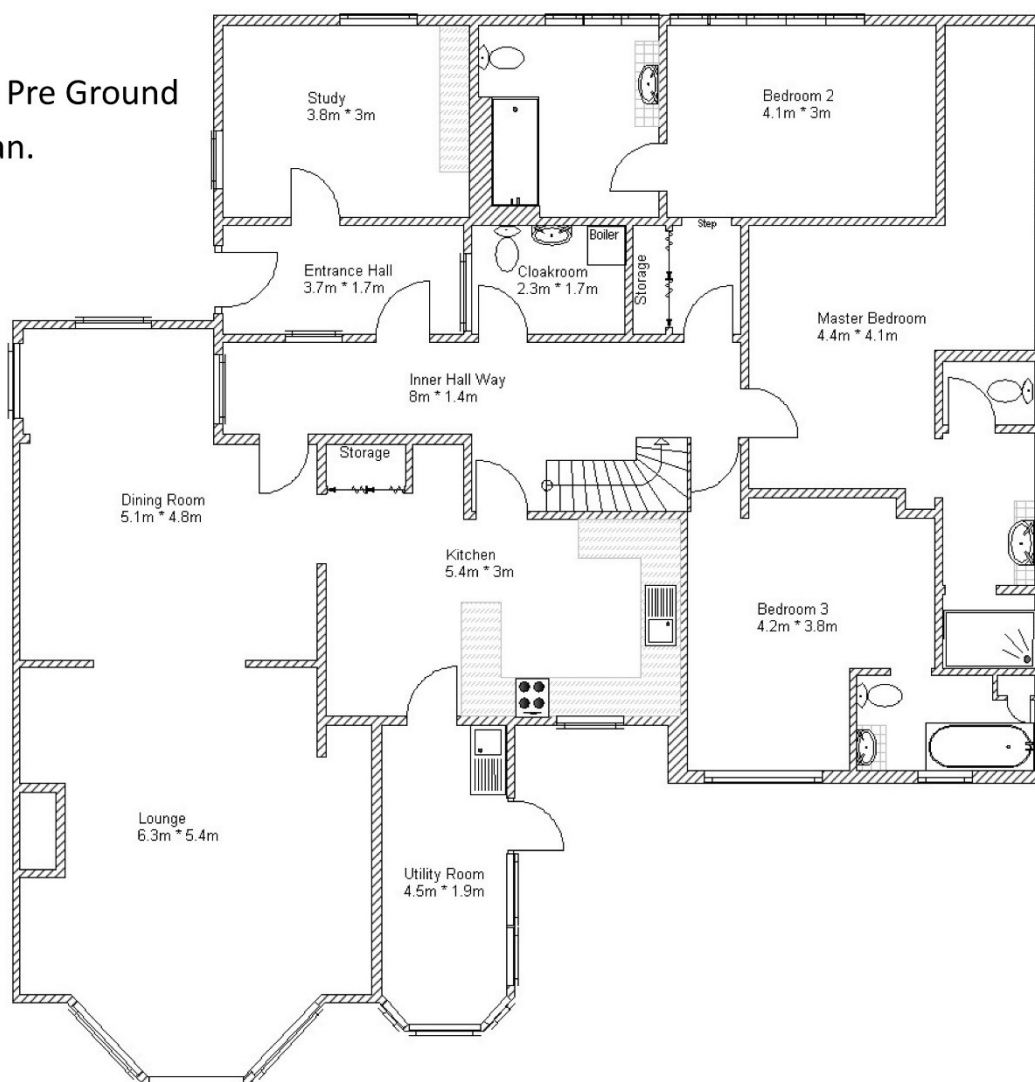
Garden

Attractively planted with a great variety of trees and shrubs, flower-beds and lawned areas, designed to be inviting yet low-maintenance and is well protected from wind.



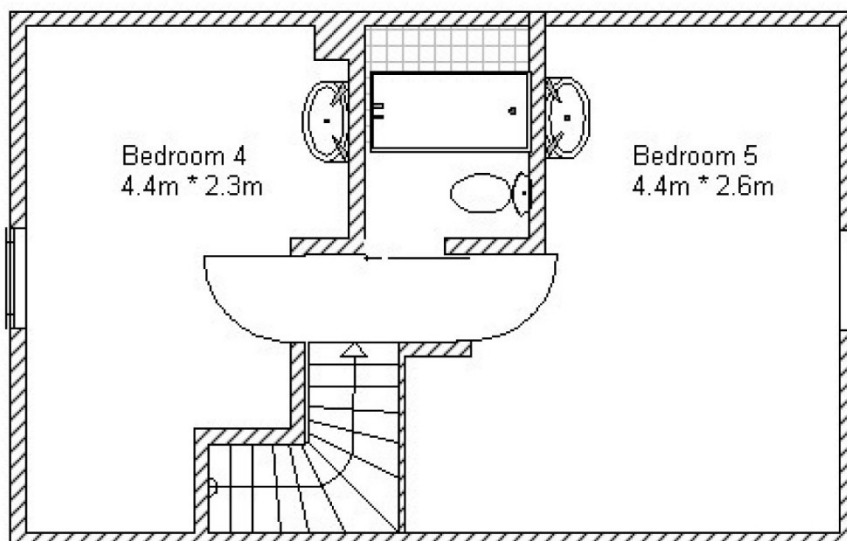


Logis du Pre Ground Floor Plan.

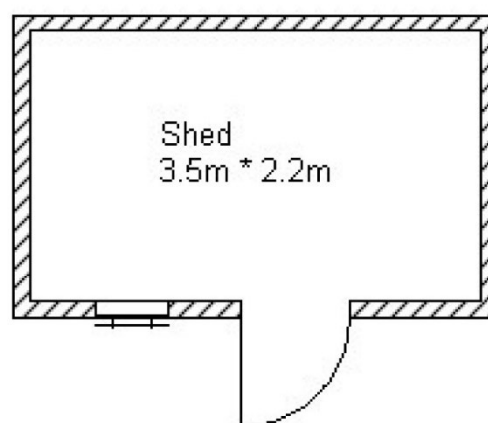
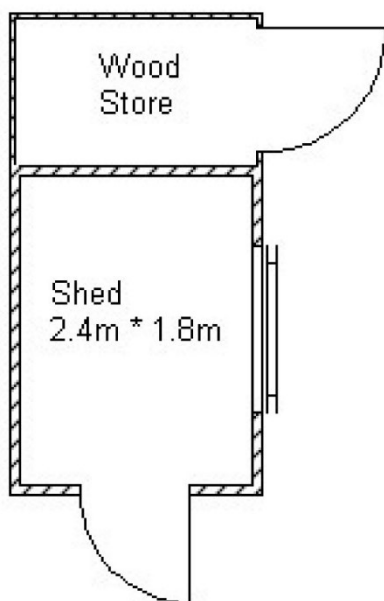




Logis du Pre First Floor Plan.



Logis du Pre Out Buildings.





Services and details for Logis du Pre

Services

Mains electricity, oil-fired central heating and hot water, LPG gas bottles, a shared borehole and a modern sewage system.

Term

Lease expires 31st December 2069

Ground Rent:

No ground rent until 2043

Property Tax

£1,248 per annum at the 2023 rate of £16.00 per quarter. The measurements of the property (76) and outbuildings (2) equates to 78 taxable Sark 'quarters'.

Viewing

Strictly by appointment only through Sark Estate Agents as the Vendor's sole agents.

Possession:

By arrangement

Price:

£350,000 o.n.o.



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