

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

TIR-A-MOR

SARK

OPEN MARKET SALE



Price: All offers considered

Detached granite cottage with mature gardens

2 bedrooms

1 bathroom

Kitchen, dining room, L-shaped lounge

East coast location

Lease expires 16th August 2094

Immediate possession



Tir-a-Mor was built during the late 19th century using local granite and roofed with Pantiles. This detached 2-bedroom, 1-bathroom traditional cottage has been modernised and extended over the years to provide comfortable modern accommodation. It is in good condition throughout and has attractive surrounding gardens.

Entrance Hall - 1.9 x 1.4m/6'3" x 4'9"

West-facing double-glazed uPVC landscaped window with vent over, quarry tiled floor, a door leads to...

Hallway - 3.3 x 1.8m/10'9" x 5'9"

Wall light, radiator, fitted carpet and doors leading to...



Lounge - 4.4 x 2.8m/14'4" x 9'4" plus 6.2 x 2.5m/20'4" x 8'3" (L-shaped)

Double aspect with two east-facing and one west-facing uPVC double glazed Georgian pane sash windows, brick fireplace

housing gas-fired coal effect fire, 3 radiators, fitted carpet, overhead lights and electric sockets.



Kitchen - 4.4 x 3.2m/14'5" x 10'6"

West-facing uPVC Georgian pane window, fitted modern kitchen with floor and wall unit with integral SS sink, Canon gas oven with grill, Hotpoint RLA30 fridge, Hotpoint Aquarius

washer/dryer and Hotpoint Aquarius dishwasher, laminate pine-effect flooring, radiator, overhead lighting and various electric sockets.



Sun Room - 4.4 x 2.4m/14'4" x 8'

Accessed directly from the Kitchen with 3 landscape uPVC windows and double uPVC patio doors leading to the Garden, laminate pine-effect flooring, overhead lighting, radiator and electric sockets.





Master Bedroom - 4.3 x 3.2m/14' x 10'6"

Double aspect with a west-facing uPVC sash window and east facing landscape window, fitted carpet, overhead light and radiator.



Bathroom - 3.2 x 2.5m/10'6" x 8'2"

With an east-facing uPVC landscape window, 3-piece bathroom suite with 'Mira Zest' shower over bath, tiled splash backs, overhead light and radiator.

Double aspect with a west-facing uPVC sash window and east facing landscape window, fitted carpet, overhead light and radiator.

Bedroom 2 - 4.3 x 3.2m/14' x 10'6"



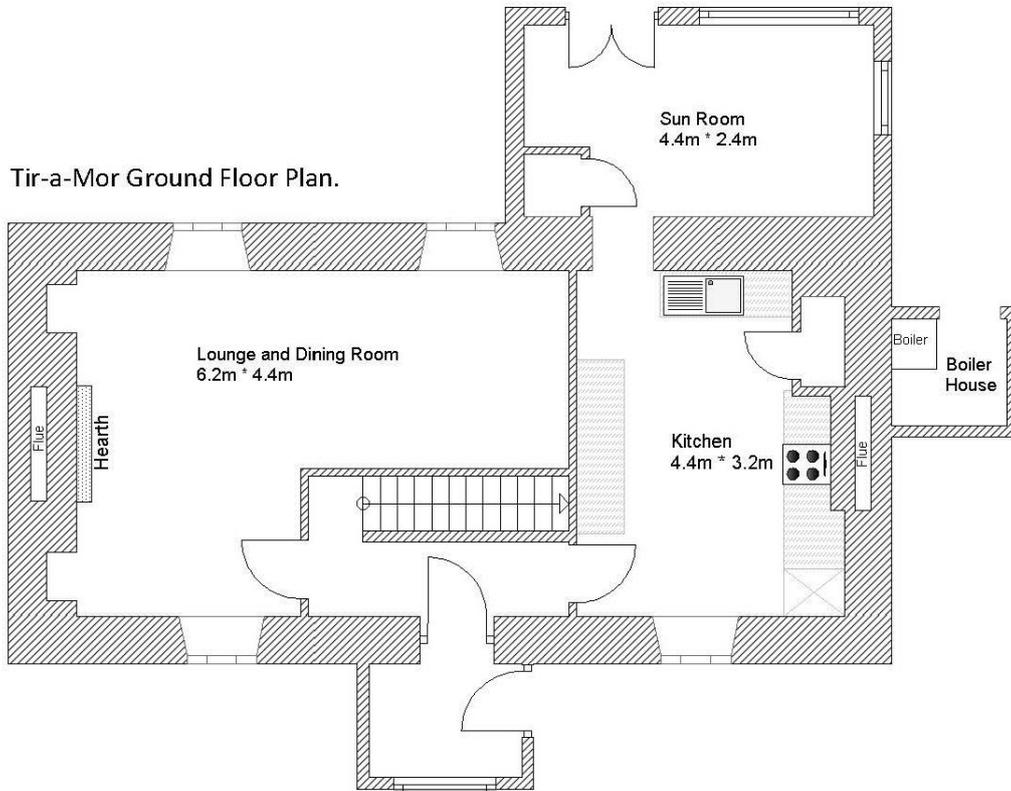
Exterior

Tir-a-Mor has fully enclosed private front and rear gardens, flanked by mature trees and bushes which are easy to maintain. The rear gardens overlook the east coast of Sark towards France. Due to their private nature these gardens are ideal for barbecues and entertaining in the summer months. To the north of the property are two garden sheds suitable for the storage of garden implements or outside furniture.

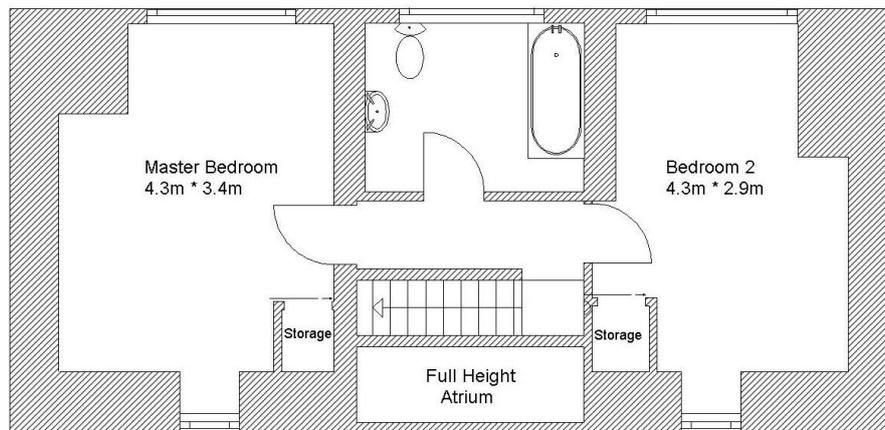




Tir-a-Mor Ground Floor Plan.



Tir-a-Mor First Floor Plan.





Services and details for Tir-a-Mor

Services

Mains electricity, oil-fired central heating and hot water with a new condensing boiler, LPG gas bottles, shared borehole and septic tank drainage.

Term

Lease expires 16th August 2094.

Ground Rent:

£500 per annum, with an annual RPI increase.

Property Tax

£580 per annum at the 2019 rate of £14.50 per quarter. The measurements of the property equate to 40 taxable Sark 'quarters'.

Viewing

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

Possession:

Immediate

Price:

All offers considered.



**SARK
ESTATE
AGENTS**

ESTABLISHED 1970



We are here to help with every aspect of your island move.

For a more comprehensive and detailed list of all residential and commercial properties available to purchase or rent please contact us or visit

www.sarkestateagent.com



Sark Estate Agents Ltd is licensed by the Guernsey Financial Services Commission
These details are the property of Sark Estate Agents Ltd and are not for reproduction without permission; they are issued on the implicit understanding that all negotiations concerning this property are conducted through this Agency and whilst care is taken in setting out these details we do not guarantee their accuracy, nor do they form a contract or any part thereof.