

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

LE VIEUX PORT

SARK

OPEN MARKET RENTAL



Price: £40,000 per annum

Traditional granite Jersey farmhouse with sea views, mature gardens and an extensive patio and barbecue area

5 bedrooms; 2 en-suite

1 family bathroom; cloakroom

Reception room, lounge, utility room, fitted kitchen/dining room

West coast location

Annual renewal terms

Available by arrangement



Le Vieux Port is the original tenement house dating back to the 16th century. Sympathetically refurbished in 2005 this outstanding 5-bedroom, traditional granite Jersey farmhouse is situated in a rural location on the west coast of the island. It has been thoughtfully and professionally refurbished to preserve many of its outstanding features and needs to be seen to be fully appreciated. Ideal for entertaining, for a larger family or, subject to permissions, it could be used as a Bed and Breakfast facility, or self-catering.

The property is set out over 3 floors: a welcoming entrance hall leads to a reception room and a spacious lounge; both rooms have oak floors and wood burners fitted into feature granite fireplaces. The property has a substantial open-plan kitchen with a spacious dining or sun lounge area which overlooks the rear gardens and patios. The kitchen area has fully tiled floors, oak beams and benefits from plenty of natural light. The fitted kitchen includes a central island, 5-ring burner and fitted modern appliances. On the first floor the master bedroom has exposed oak beams, with a stunning stained glass window feature and has a grand en-suite wet room with bath, separate shower, WC and wash hand basin. On the same floor there is a second bedroom with oak floors, a third bedroom with an en-suite bathroom and a further family bathroom with bath/shower. The second floor is home to the fourth and fifth bedrooms which both have oak floors and doors. The property also enjoys spacious hallways and landings and is available to rent unfurnished.

There are private secluded gardens and an extensive patio area with stunning west coast views.

Entrance Hall

With a solid oak, double external door, the hall is welcoming with exposed beams, distressed limestone flagstones and terracotta wall lights, and leads to a reception room, lounge and hallway.

Reception Room - 5.1 x 3.9m/16'9" x 12'7"

Wooden floor boards, exposed beams and a wood burning stove in the original granite surround. There is a south-facing sash window featuring a deep window sill.





Lounge - 6.9 x 4.7m/22'8" x 15'5"

Wooden floor boards, exposed beams, terracotta wall lights as well as motion detection ceiling light. The room is home to the original granite fireplace, with a new wood burner. There are three south-facing sash windows featuring deep window sills which could be utilised.



Hallway

With exposed beams and distressed limestone flagstones and terracotta wall lights. The hallway leads to the utility room, kitchen, entrance hall, front and rear doors, and wooden staircase, with under-stair storage space, leading to the upper floors.



Utility Room - 3.5 x 2.3m/11'6" x 7'7"

With exposed beams and distressed limestone flagstones, this room has a door leading to the cloakroom and access to the boiler. Fitted with storage units and facilities for a washing machine and tumble dryer. There are north-facing sash windows in the utility room and cloakroom.

Kitchen/Dining Room - 10.4 x 5.1m/34'1" x 16'9"

Modern and spacious professionally designed German kitchen with exposed beams, distressed limestone flagstones, terracotta wall lights and polished steel ceiling lights. Double door fridge/freezer and cooker with extractor all in polished steel. Generous light coloured storage units throughout with a substantial preparation island with storage drawers, polished steel wine cooler and microwave. Large dining area with arched feature window, that provides breath-taking panoramic views of the northwest of the island.



First Floor Landing

Exposed beams, wooden floor boards, terracotta wall lights, built-in shelves. Leading to the bedrooms, family bathroom and upper floor with four north-facing sash windows.



Master Bedroom - 7.7 x 5m/25'3" x 16'5"

With exposed beams and a large en-suite bathroom. Wooden floor boards, terracotta wall lights, Velux windows, two south-facing sash windows, polished steel ceiling lights. This room boasts stunning

exposed wood and stone work as well as a unique stained glass window to the en-suite bathroom.



En-suite Bathroom

With exposed beams, bath, large shower, slate coloured floor to ceiling tiles, two north-facing windows, Velux windows and ample lighting.



Bedroom 2 - 5.1 x 5.8m/16'9" x 19'

With wooden floor boards, south-facing sash windows and down lighting throughout.

Bedroom 3 - 4.7 x 4.4m/15'5" x 14'5"

With en-suite bathroom and original granite fireplace with a new wood burning stove. Other features include wooden floor boards, south-facing sash windows, built-in wardrobe and down lighting.



En-suite Bathroom

Wooden floor boards, bath, basin, toilet and ample lighting.

Family Bathroom

With exposed beams, wooden flooring, green mosaic wall tiles, bath with overhead shower and ample lighting.



Second Floor

Bedroom 4 - 5.6 x 3.9m/18'4" x 12'10"

Wooden flooring and down lighting. Two north-facing Velux windows frame stunning sea views.



Bedroom 5 - 4.5 x 3.9m/14'9" x 12'10"

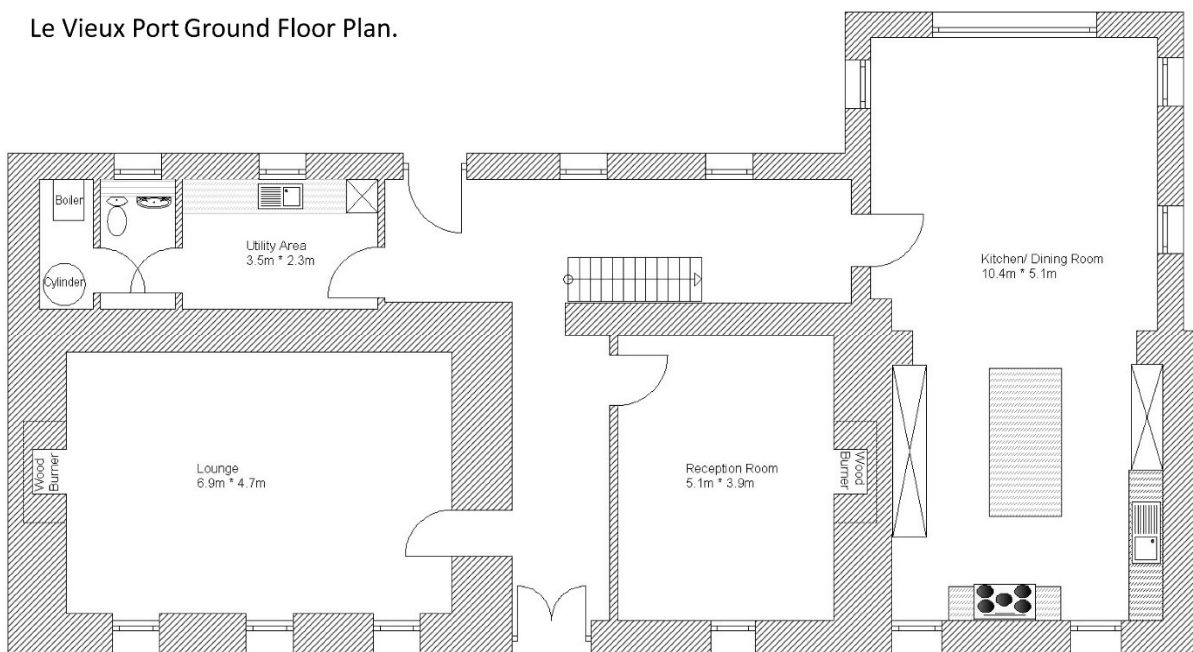
Wooden flooring and down lighting. Two north-facing Velux windows give beautiful sea views. There is original exposed stone on the gable end of the room.

Exterior

Le Vieux Port House has a private entrance drive, wide enough to accommodate tractors for any services which leads to a fully enclosed, laid to lawn garden area. Steps lead from this garden area to a sheltered paved barbecue terrace. To the north of the property is an extensive area laid to a spacious paved patio with built-in barbecue area beyond which is a lawn, flanked by mature trees and bushes with distant sea views.

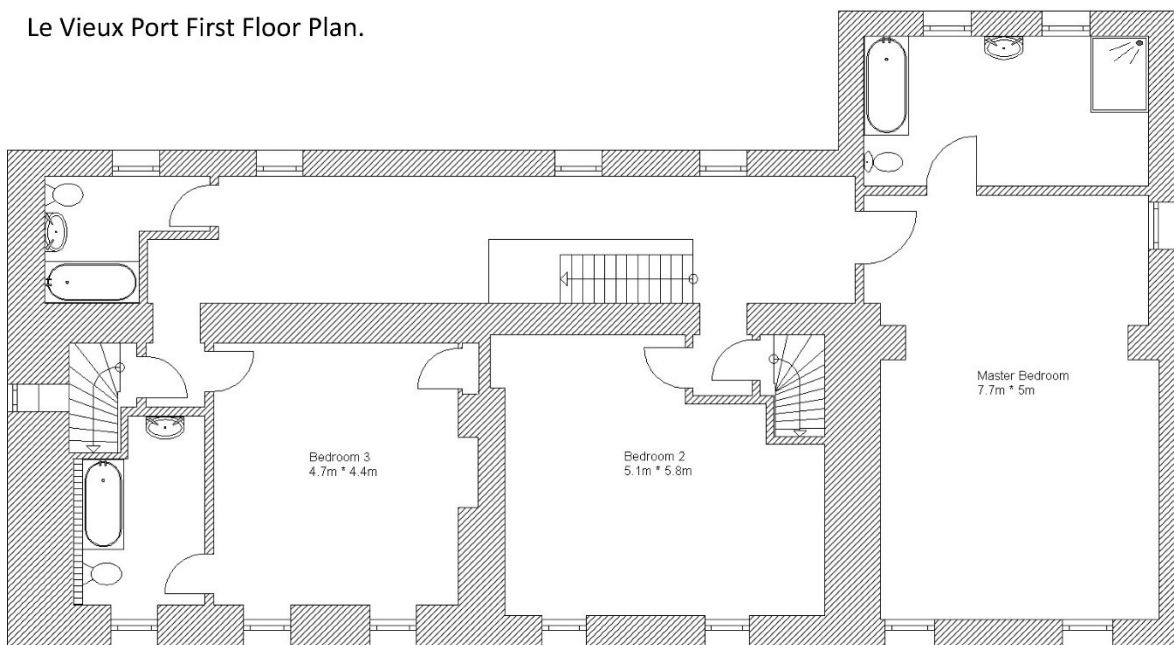


Le Vieux Port Ground Floor Plan.

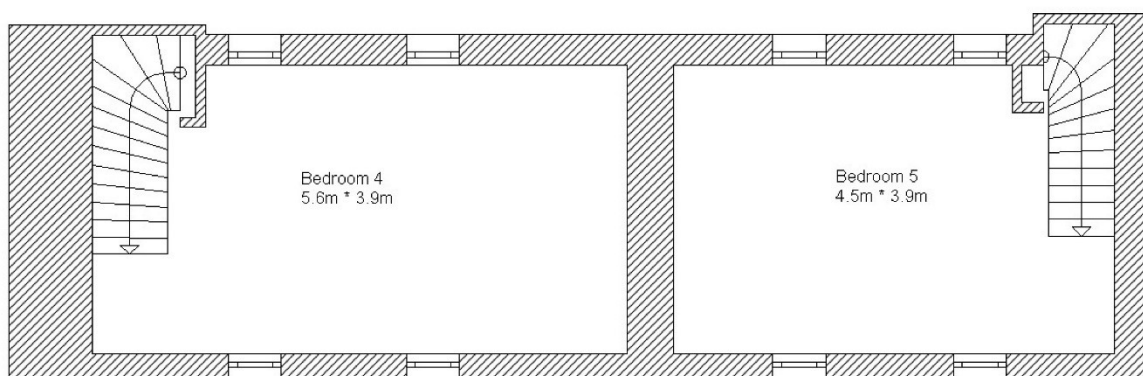




Le Vieux Port First Floor Plan.



Le Vieux Port Second Floor Plan.





Services and details for Le Vieux Port

Services

Mains electricity, oil-fired under floor heating and hot water, LPG gas for cooking, an independent borehole and a modern sewage system. This property has a hard-wired fire alarm system throughout.

Term

Available to rent on an annual renewable basis.

Property Tax

£2,671.20 at the 2024 rate of £16.80 per quarter. The measurements of the property (157) and outbuilding (2) equate to 159 taxable Sark 'quarters'.

Viewing

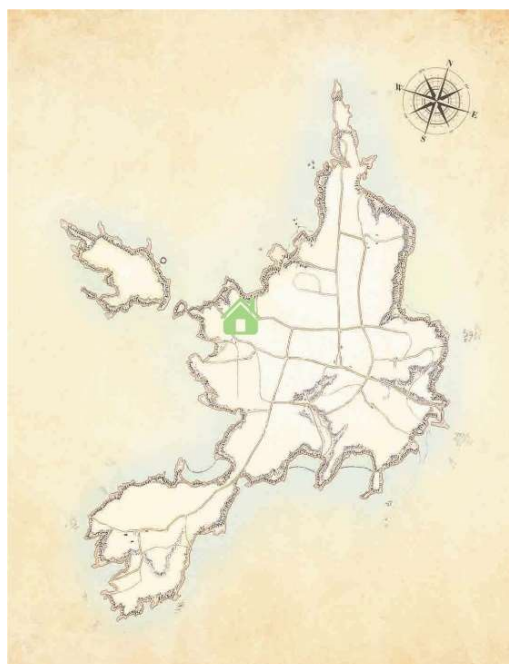
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Possession

Available by arrangement.

Price

£40,000 per annum.





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