

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

ROSEMARY COTTAGE

SARK

OPEN MARKET RENTAL



Price: £18,200 per annum

Semi-detached granite cottage with rear garden and outbuilding

2 bedrooms

1 bathroom; 1 cloakroom

Lounge, kitchen/dining room

Central location

Annual renewal terms

Available by arrangement



Rosemary Cottage is a semi-detached granite and block-built property with a slate roof, constructed to a high standard. The cottage has a straightforward room layout and is uncomplicated and easy to maintain throughout. Rosemary Cottage is situated along Rue Lucas, the road leading from La Collette crossroads at the top of the Harbour Hill to the north of the island, with roads and lanes along the way leading to all corners and coastal walks of this beautiful island. This is a super opportunity to live in a truly charming property in a convenient location from which to enjoy island life.

Entrance Porch

With a tiled floor, overhead light, a wide storage cupboard with separate sliding doors giving access to a coat hanging cupboard and a utility and tool storage cupboard. Immediate access is given to the inner lobby and a door leads to ...



Cloakroom

Fully tiled, with a white WC and wash basin, mirror, small frosted north-facing window, small radiator and overhead light.



Entrance Hall

Carpeted, with open tread carpeted and varnished wooden stairs leading to the First Floor, a compact office area, telephone and power points, overhead light and doors leading to...



Lounge - 5.1 x 4.5m/16'9" x 14'9"

With 2 west-facing and 2 north-facing sash windows, a south Georgian glazed door giving access to the granite path leading to the patio area, an attractive



granite fireplace housing a 'living-flame' fire, radiators, wall lights and carpeted floor.



Kitchen/Dining Room - 4.9 x 4.7m/16'1" x 15'5"

With a north-facing picture window, one east-facing and one south-facing sash window, tiled floor, overhead lights, a wide



range of varnished pine floor and wall kitchen units with tiled work surfaces and splash backs including a stainless-steel sink and drainer, washing machine, slim



dishwasher, gas 4-ring hob and cooker, and other related items. An unused fireplace on the east wall, with a pine mantle and matching cupboard over, houses a 3-year old oil-fired boiler for the central heating and hot water. A wide upright fridge/freezer is also housed in a wide recess on the north wall alongside an additional desk area with telephone and power points. There is plenty of space for a dining table and chairs.



Master Bedroom - 4.8 x 4.5m/15'9" x 14'9"

With south- and north-facing dormer windows, a small west-facing gable window, an overhead light, radiators, carpeted floor, a recessed cupboard with hanging and storage space and a TV point.

Bathroom

With a north-facing window, fully tiled walls and floor, a radiator, a white bathroom suite comprising of wash basin with mirror and shaver light over, a bath with shower over and WC.



Bedroom 2 - 4.8 x 4.7m/15'9" x 15'5"

With south and north-facing dormer windows, a small east-facing gable window, an overhead light, radiators, carpeted floor and a recessed cupboard with linen and storage space.

Outbuilding

Situated at the north-west corner of the property. Block built with rendered walls under a slate roof, housing the oil tank and LPG gas bottles, and giving storage space for garden furniture and equipment.

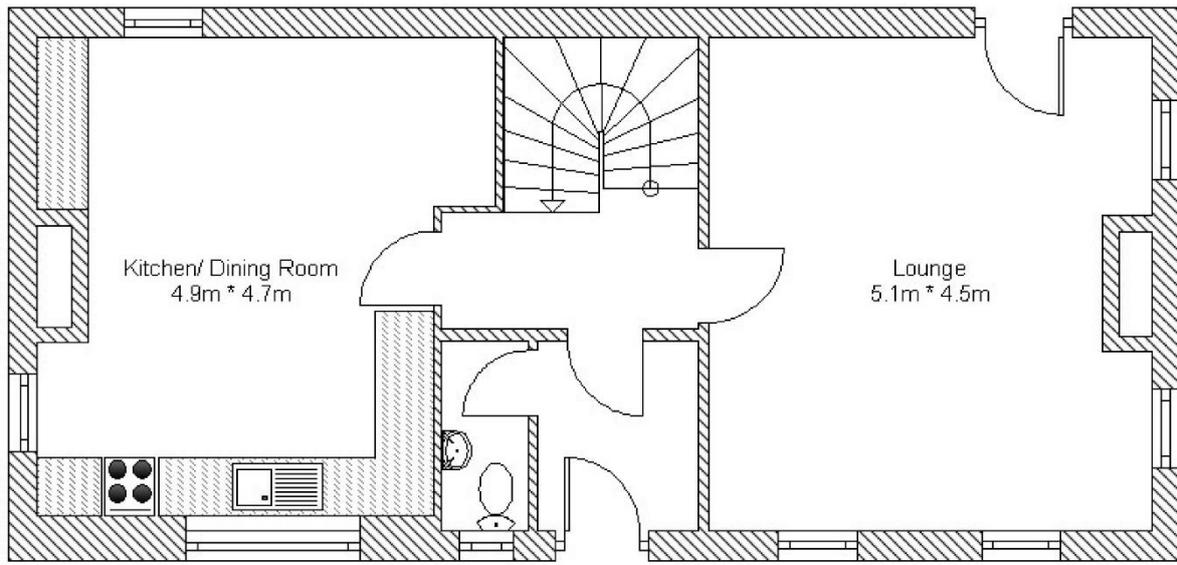


Gardens and Patio

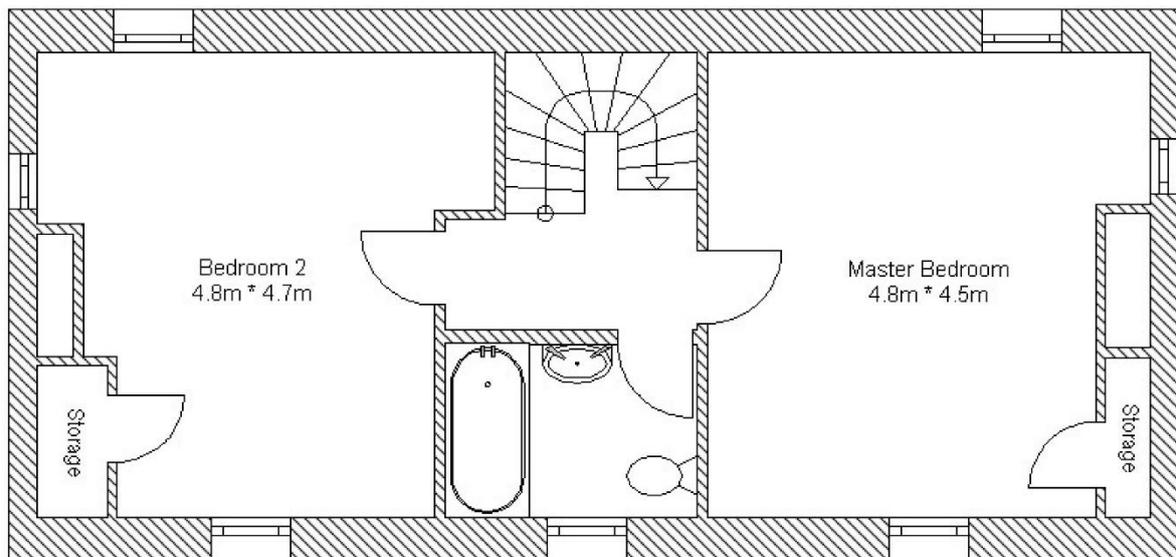
Creating a pleasing setting for the cottage while being compact and easy to maintain, are 2 paved areas; one at the approach to the cottage, with a planted granite wall on the road-side and an inner granite patio area leading to the paved path on the north side of the cottage which in turn gives access to the front door and leads onto the west-facing rear patio, overlooks the neighbouring field.



Rosemary Cottage Ground Floor Plan.



Rosemary Cottage First Floor Plan.





Services and details for Rosemary Cottage

Services

Mains electricity, oil-fired central heating, LPG gas bottles, shared borehole water and large modern cesspit.

Term

Available to rent on a renewable annual basis.

Property Tax

£728.50 per annum at the 2022 rate of £15.50 per quarter.
The measurements of the cottage (45) and outbuilding (2) equate to 47 taxable Sark 'quarters'.

Viewing

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

Possession:

Available by arrangement.

Price:

£ 18,200 per annum.



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