

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

**LE VIVIER**

**SARK**

**OPEN MARKET SALE**



Price: £495,000

Dormer-style block and timber-frame house

3 en-suite bedrooms

1 cloakroom

Sun lounge, lounge, dining room, fully fitted kitchen, utility room,  
study, separate workshop

West coast location

Lease expires 31<sup>st</sup> May 2058 with an optional additional 20-year extension

Vacant possession subject to arrangement



Le Vivier is a block and timber-frame, spacious and immaculately presented open market house. The property has been finished to very high standards and includes solid ash doors, skirting boards and an impressive feature stairway. Surrounded by terraces and gardens, but secluded away from public gaze, the property would make an enviable and comfortable family home, which is also perfect for entertaining family and friends. The property is situated to the west of the island and overlooks the pretty Beaugard duck pond.

Le Vivier is in excellent condition and very tastefully decorated throughout. It has a fully fitted kitchen and a purpose-built utility room, a large lounge and a separate dining room. Its three bedrooms provide plenty of space for family or visitors, whilst the sun lounge offers a pleasant area for relaxation.

### **Sun Lounge - 4.2 x 3.6m/13'9" x 11'10"**

uPVC double, south-facing bay windows overlooking the gardens, flowers and shrubs. Sun protected glass panels and roof vents. A fully tiled floor with door that leads to ...



### **Hallway**

Very spacious, fully-fitted carpets, leading to two ground floor en-suite bedrooms, separate WC and under stair storage area, with ceiling down lights.

### **Bedroom 2 - 6.9 x 4.3m/22'8" x 14'1"**

Spacious with double aspect, overlooking Beaugard duck pond and the front of the property. Fully-fitted wardrobes with matching fitted units provides plenty of storage space. Also with fully-fitted carpets, downlights and a TV connection point.



### **En-suite**

Fully tiled floor and 2/3 tiled walls, with walk-in shower room with white low flush WC, integrated hand wash basin. Fitted cream bathroom units and a thermostatically controlled wall-mounted radiator/heated towel rail. Electric shaving point and light. Central ceiling downlights.



### **Bedroom 3 - 6.9 x 4.3m/22'8" x 14'1"**

Spacious double bedroom with double aspect, overlooking front and side of property. Fully fitted wardrobes and matching fitted units, providing plenty of storage space. Fitted wall-to-wall carpets, down lights and TV connection point.



### En-suite

Walk-in shower room with white low flush WC, integrated wash hand-basin. Fully tiled floor and 2/3 tiled walls. Fitted cream bathroom units and a thermostatically controlled wall-mounted radiator/heated towel rail. Electric shaving point and light. Central ceiling downlights.

### Cloakroom

Tiled floor with wash hand basin and low flush WC. Fully fitted storage units, large opaque window providing adequate natural light.



### Kitchen - 6.2 x 4.8m/20'4" x 15'9"

Fully-fitted kitchen with Corian surfaces and ¾ tiled walls, 1.5 stainless steel sink unit and drainer with mixer flow tap, 6-ring gas burner with AEG extraction, double fan assisted oven, integrated dishwasher, fridge, microwave, larder unit, phone and TV sockets.

### Utility Room - 4.5 x 2.5m/14'9" x 8'2"

Spacious area with fully-fitted white units providing ample storage and airing facilities. Corian surfaces, stainless steel sink and drainer with mixer flow tap, stand-alone freezer, washing machine, fully tiled floor, half-glazed door leading to bin storage area, oil tank and outside patio areas and garden.



### Dining Room - 4.6 x 3.4m/15'1" x 11'2"

Spacious open aspect dining area with a fully tiled floor, double patio doors lead to paved area and the gardens, with a window that overlooks the duck pond. Steps and open gallery-style balustrade leads down to ...



### Lounge - 6.5 x 4.7m/21'4" x 15'5"

Fully carpeted lounge with fitted blinds, feature wood-burning raised stove with an under-log store. Windows provide plenty of natural light, double patio doors lead out to



an outdoor paved area and gardens. Phone socket and TV connection point.

### Under Stairs Cupboard

Houses pipes and controls for under floor heating.

**Master Bedroom - 7.5 x 5.1m/24'7" x 16'9"**

A fully-fitted carpeted spacious bedroom, with double aspect and sea views towards Guernsey. Walk-in wardrobe and fully-fitted units providing ample drawer and storage space. Telephone point and TV connection point.

**En-suite**

Velux-style roof provides plenty of light; with white corner bath and hand-held shower unit, separate walk-in shower, wash basin and low flush WC within fully-fitted cream storage units. Fully tiled throughout, with a thermostatically controlled towel rail/radiator. Electric shaving point with overhead light.

**Study/Office - 6.8 x 4m/22'4" x 13'1"**

A bright and spacious fully carpeted study/office with the potential to convert into a en-suite double bedroom. Double aspect, overlooking duck pond with distant views over the Channel, telephone point, ceiling downlights and access to roof space.

**Storage Area**

Houses Sky boxes with ample space for other items.

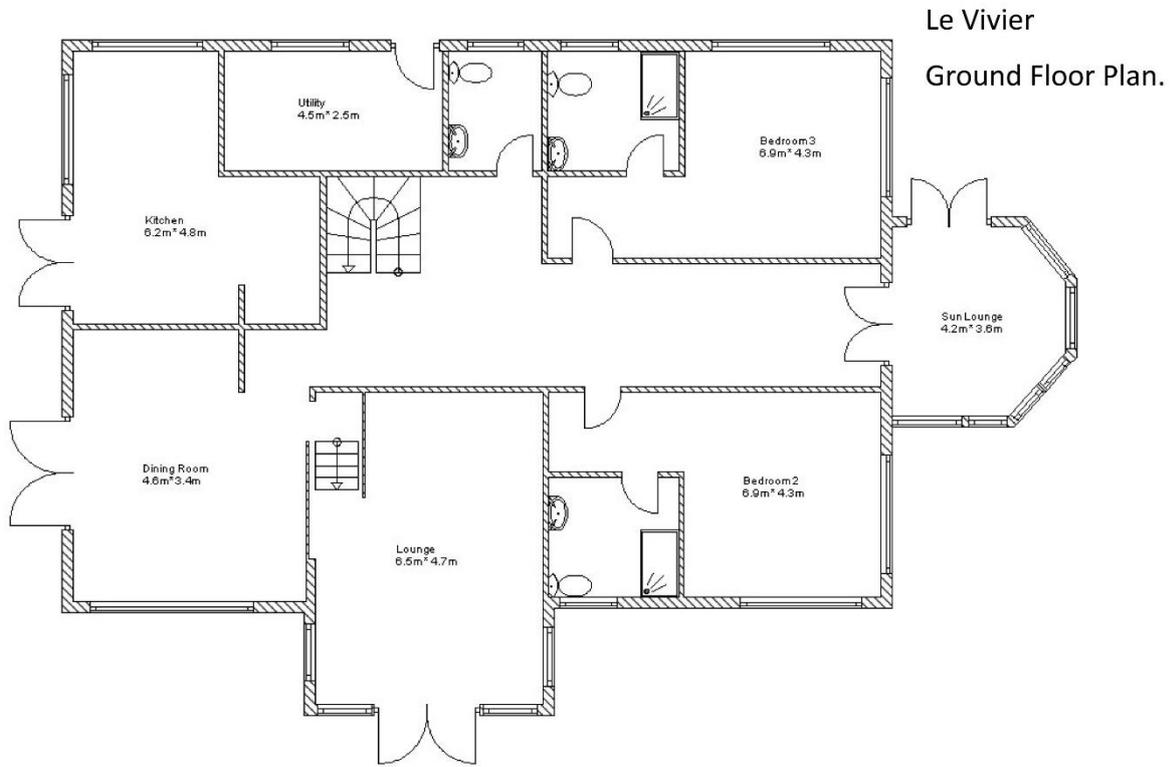
**Exterior Workshop**

A separate spacious workshop with loft access. An abundance of built-in shelving as well as a built-in worktop, with an additional worktop island. Cement flooring, power sockets, with Pantile roof to match the main house. This area could also be used as an office space and/or as some residential premises with the appropriate planning permission. Access to water and electric is already in place.

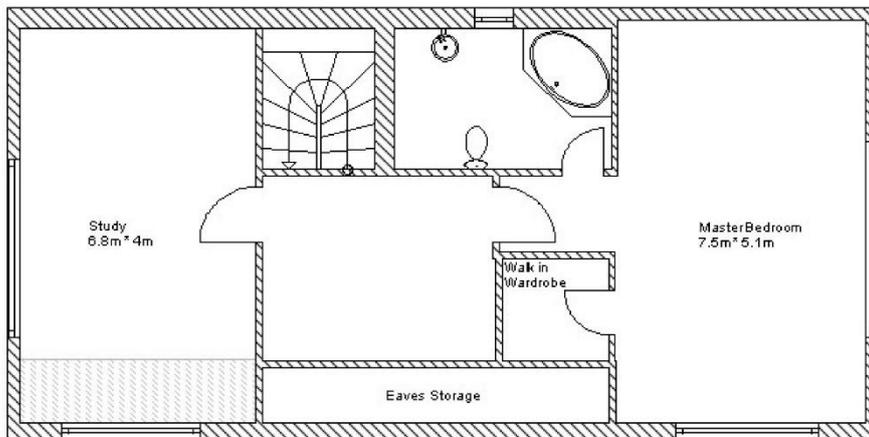
**Patio and Garden Area**

The house is surrounded by stone paving, and is ideal for sun lounging and outdoor dining areas. Steps at the rear of the house lead to lawns and gated/fenced area towards the vegetable/growing beds. The patios are beautifully presented, mostly overlooking the duck pond, with shrubs, mature trees, tropical palms, raised flower beds and hanging baskets. Rising slope up to small wooden gate, leading to the pump house.





Le Vivier First Floor Plan.





## Services and details for Le Vivier

### Services

Mains electricity, oil-fired central heating, LPG gas bottles, shared borehole, soak-away with sealed pit.

### Term

Lease expires 31<sup>st</sup> May 2058 with an optional additional 20-year extension

### Ground Rent:

Prepaid until lease end

### Property Tax

£1,695.00 per annum at the 2020 rate of £15.00 per quarter. The measurements of the property equate to 109 quarters for the house and 4 quarters for the outbuildings.

### Viewing

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

### Possession:

Vacant possession subject to arrangement.

### Price:

£495,000



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