

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

LA VIEILLE RONDELLERIE

SARK

OPEN MARKET RENTAL



Price: £22,000 per annum

16th century granite cottage with mature gardens and outbuildings

3 bedrooms; 1 en-suite

1 family shower room; 1 cloakroom

Lounge, dining room, kitchen, utility room, study

West coast location

Annual renewal terms

Available immediately



La Vieille Rondellerie is a 16th-century granite cottage situated on the west coast of Sark and set in a rural and secluded location, accessed from a private track. A generously proportioned 3-bedroom property that incorporates a large farmhouse kitchen with 4-oven Aga, as well as a spacious sitting room with a feature granite fireplace and wood burning stove. La Vieille Rondellerie has spacious mature gardens with traditional granite outbuildings.



Entrance Porch - 1.8 x 1.75m/5'11" x 5'9"

Rendered dwarf wall, with glazed timber frames, finished with pitched slate roof. Front glazed timber door opens into ...

Hallway - 4.75 x 4.70m/15'7" x 15'5"

With natural light and fireplace to one side. Tiled floors, rendered painted walls and a wealth of exposed beams and timbers make this a welcoming room, with a staircase to the first floor ...



Lounge - 6.90 x 4.95m/22'8" x 16'3"

This dual aspect room benefits from 2 windows to the front, together with one large and one smaller window to the rear, meaning that there is plenty of natural light. The feature granite fireplace has the original furze/bread oven to one side with timber beams and an alcove. The floor is carpeted, and offers painted plastered walls and beamed ceilings. The room has two high output radiators power and telephone points.

Dining Room - 4.75 x 4.40m/15'7" x 14'5"

One step down to a comfortable room with carpeted floor, good natural light from glazed door to front and rear. This is a beautifully proportioned room which contains a steep staircase to the first floor.



Kitchen - 4.45 x 4.40m/14'7" x 14'5"

Quarry tiled floors, with several fitted base and wall units with fitted white goods including a Bosch dishwasher, an oil fired 4-oven Aga and integrated fridge unit. A door leading to the utility room ...



**Utility - 4.65 x 1.90m/15'3" x 16'3"**

With a larder to one side and north-facing ventilation, base and wall kitchen units, fitted stainless steel sink and facilities available for tumble dryer and washing machine. The oil-fired boiler is situated in the corner of this room. A door leads to...

Cloakroom

With hand basin and window to the rear.

Study - 2.85 x 3.20m/9'4" x 10'6"

With east-facing windows, shelving and desks.

Rear Porch - 2.05 x 2.70m/6'9" x 8'10"

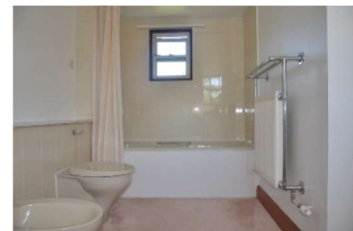
With coat storage, racking and additional area for deep freeze. Glazed door to the garden.

**Master Bedroom - 4.35 x 3.70m/14'3" x 12'1"**

Situated in the roof void the master bedroom offers good size accommodation with fitted wardrobes and sliding cupboard storage. Wooden sash windows to the front and rear provide ample natural light. A door leading to the en-suite ...

En-suite - 2.55 x 4.30m/8'4" x 14'1"

comprising bath with separate shower, WC, bidet and single wash basin with built-in units. Very good natural light is provided by wooden sash windows to front and rear.

**Landing****Bedroom 2 - 3.40 x 1.80m/11'8" x 5'11"**

Double / twin room with windows to front and rear, storage built into the eaves and built-in wardrobe. Hatch to loft. A door to a lobby area ...

Lobby Area

This area between the bedrooms offers Velux lights to front and rear some built in storage. A door leads to...



Shower Room

With corner shower, WC and hand basin, eaves storage housing the second hot water cylinder which is fed by the Aga.

Bedroom 3 - 3.55 x 3.40m/11'8" x 11'2"

This room is large enough to house two single beds, has good natural light from windows to the front and rear and additional built in storage in the eaves area.

Outbuildings



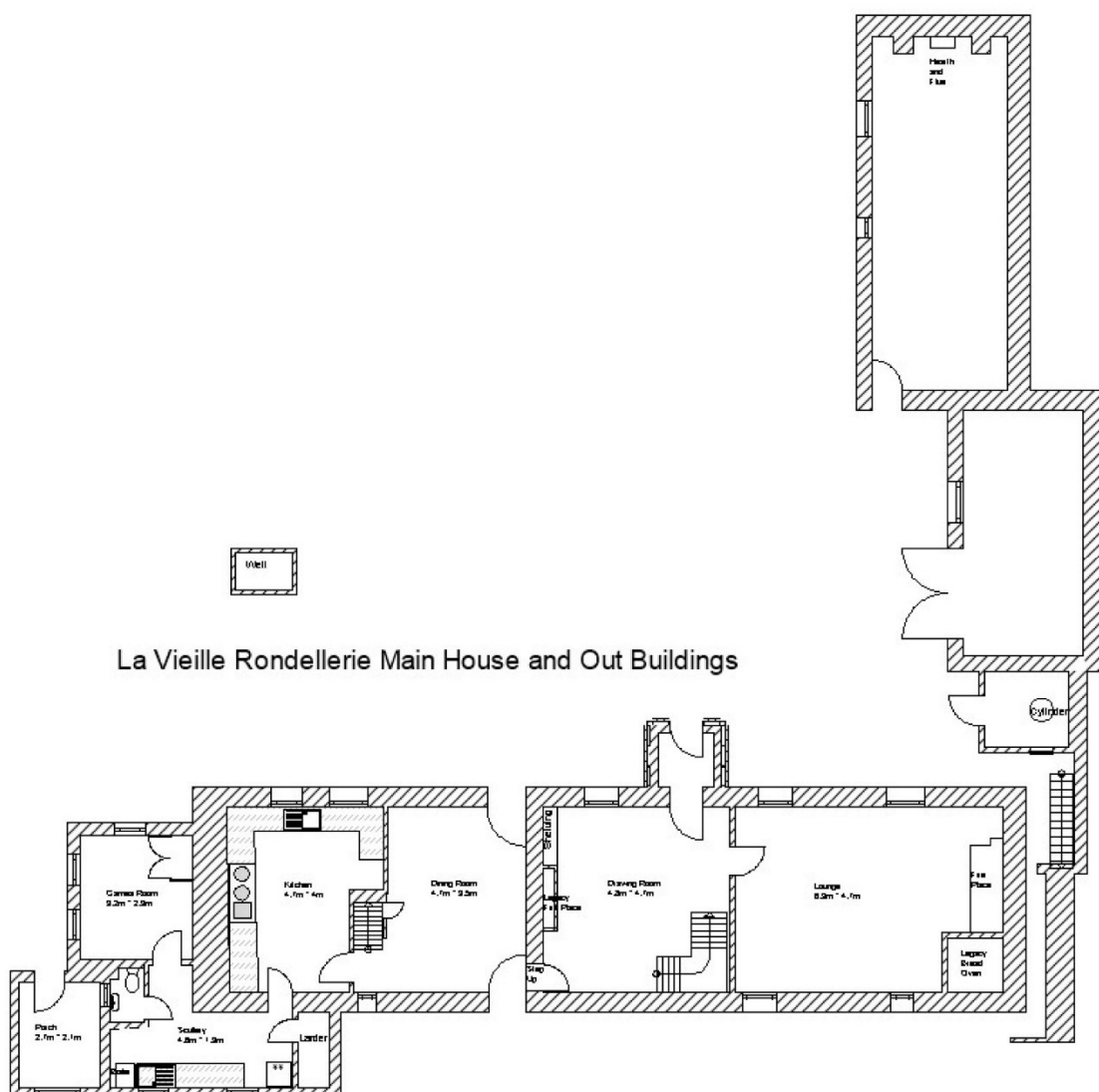
There are three granite outbuildings located close to the main house and on the boundary between the field and the garden. There is a small outbuilding housing the pumping equipment and the electrical equipment. Next to this is a larger garden shed

and store. The buildings combined cover a footprint of approximately 56.5 square meters.

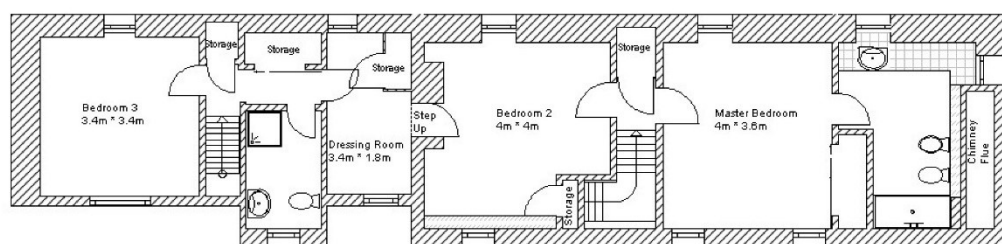




La Vieille Rondellerie Main House and Out Buildings



La Vieille Rondellerie Upper Floor Lay out.





Services and details for La Vieille Rondellerie

Services

Mains electricity, oil-fired Aga and domestic boiler, well water via a borehole pump with UV filtration equipment, water for the garden can be supplied from underground tanks which are topped up from the rain water. Foul water goes to an underground cistern with 'Tuke and Bell' pumps.

Term

Available to rent on an annually renewable basis

Property Tax

£1,663.20 at the 2024 rate of £16.80 per quarter.

The measurements of the property (91) and outbuilding (8) equate to 99 taxable Sark 'quarters'.

Viewing

Strictly by appointment only through Sark Estate Agents Ltd as vendor's sole agents.

Possession

Immediately.

Price

£22,000 per annum.



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