

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

**LA FERRONERIE**

**SARK**

**OPEN MARKET RENTAL**



Price: £18,000 per annum

Detached bungalow with separate annexe and outbuildings

3 bedrooms

1 bathroom

Kitchen/dining room, lounge, conservatory, study

West coast

Annual renewal

Available immediately



La Ferronerie is a beautifully presented detached bungalow with a separate annexe and outbuildings. This outstanding 3-bedroom property is situated in a relatively rural location towards the west coast of the island and is ideal for entertaining for a larger family.

The property is set out over a single floor in spacious secluded grounds: an entrance hall leads to a cloakroom, the kitchen/dining room and the lounge which has a feature brick fireplace. The property has a substantial open-plan kitchen which overlooks the rear gardens and patios, with a spacious dining area. La Ferronerie has 3 comfortable bedrooms and a family bathroom as well as a spacious study.

Within the private secluded gardens there is a detached open market residential 'summer' chalet, several outbuildings and an extensive patio area with stunning west coast views. The 'summer' chalet is a self-contained unit comprising of a kitchen, lounge, bedroom and bathroom which would be excellent for visiting family or friends.

### **Entrance hall**

The entrance hall gives access to a cloak room, the kitchen/dining room and the lounge and has adequate space for a coat hanging area.

### **Cloakroom**

This cloakroom houses a low-level flush WC with hand wash basin, with a small east-facing window.



### **Kitchen/dining room - 6 x 4.8m/19'8" x 15'9"**

The kitchen is a large room with ample natural light due to 2 large west-facing windows and another large east-facing window. This room has extensive under and overhead counters, allowing for plenty of storage, as well as plenty of counter surfaces. With linoleum flooring, tiled splash backs and incorporating a stainless-steel double drainer sink, 4-ring gas hob and cooker, an under-counter washing machine, a small tumble dryer and space for a fridge, there is also a generous area to the north of the room to incorporate a breakfast table or dining table and chairs.



**Lounge - 7.1 x 6.1m/23'4" x 20'**

This spacious I-shaped lounge benefits from plenty of natural light due to the 3 large west-facing windows as well as from the adjacent conservatory. The



centre piece of the room is a feature brick fireplace. The room has fully fitted carpets, several radiators, ample power sockets and walls are clad with decorative tongue and groove panelling. The lounge also has the added benefit of a built-in storage cupboard and generous space for a dining table and chairs. With double French doors leading into ...

**Conservatory - 6.3 x 2.3m/20'8" x 7'7"**

The south-facing conservatory overlooks the manicured lawns and gardens with double south-facing French doors leading outside and was a later addition to the property.



**Master bedroom - 3.6 x 3.6m/11'10" x 11'10"**

With 2 double south-facing windows overlooking the lawns and gardens as well as a double east-facing window, this room has an abundance of natural light.

The master bedroom has fitted carpets, a radiator and ample power sockets and 2 built-in storage cupboards.



**Bedroom 2 - 3.6 x 3m/11'10 x 9'11"**

The second bedroom has a large double east-facing window, fitted carpets, a radiator, plenty of power sockets as well as a built-in storage cupboard.

**Bedroom 3 - 3 x 2.3m/9'11" x 7'7"**

The third bedroom is located adjacent to the lounge and has a large north-facing window overlooking the courtyard between the main house and the annexe. With fitted carpets, plenty of power sockets and a radiator as well as a built-in storage cupboard.



**Study - 3.6 x 2.3m/11'10" x 7'7"**

The study benefits from a double south-facing window which allows plenty of natural light. With cork floor tiles, the study also has fitted shelving against the west wall in its entirety as well as a built-in storage cupboard opposite.

**Family bathroom**

The family bathroom is located towards the north of the property with a large frosted north-facing window overlooking the courtyard between the main house and the annexe. With a bathroom suite comprising of bath, low-level flush WC and wash basin, there is also a built-in storage area.

**Annexe**

This separate adjacent annexe is located slightly to the north-east of La Ferronnerie main house. This is a self-contained unit comprising of a kitchen, lounge, bedroom and bathroom which would be excellent for visiting family or friends.

**Kitchen - 3.6 x 2.7m/11'10" x 8'10"**

This compact kitchen has its access from a half-glazed south-facing door which is adjacent to a large triple window. There is a substantial number of overhead and under counter storage and drawers, a radiator and a stainless-steel sink and drainer, with linoleum flooring. There is space for a cooker and fridge. The boiler is also located in the north-east corner of the kitchen. A hallway with a large south-facing window leads from the kitchen along the south-side of the property to the lounge and bedroom as well as to another access entrance.

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

The lounge is accessed from the hallway, has fitted carpets and a radiator as well as 2 large south- and west-facing windows and a smaller north-facing window.





### **Bedroom - 3.6 x 3m/11'10" x 9'11"**

This fully carpeted room is accessed from the hallway by a fully glazed door, with a radiator and a north-facing window.

### **Bathroom**

This bathroom has a double north-facing window and a bathroom suite comprising of a bath with shower attachment, low level flush WC and wash basin with mirror over as well as a heated towel rail.



## **Exterior**



### **Summer house**

The wooden summerhouse is located just to south-east of La Ferronerie and would make an excellent play house for a family with young children or alternatively a storage area.

### **Storage shed**

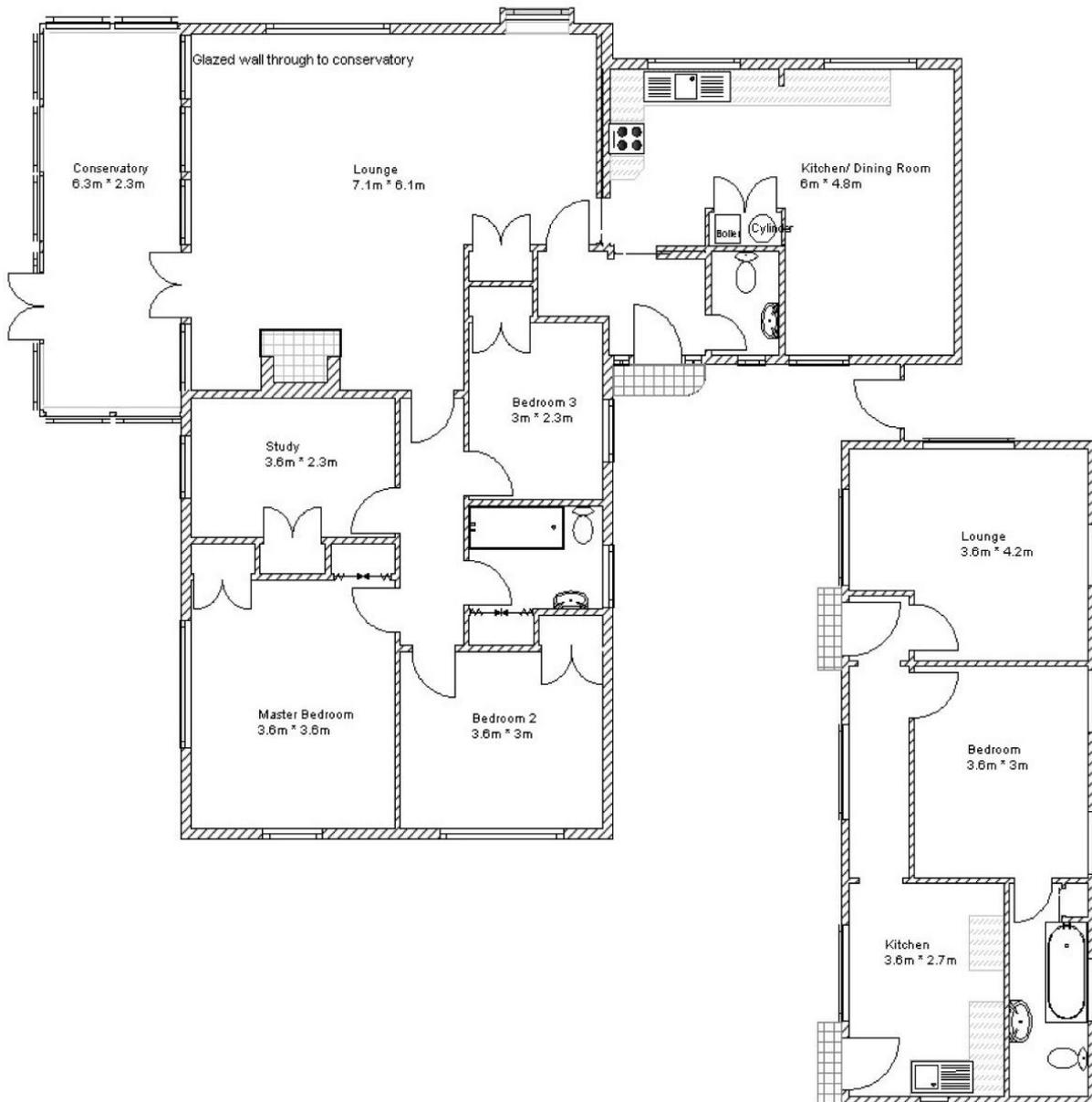
This large storage shed is located to the north-west of the property and is ideal for garden equipment and tools.

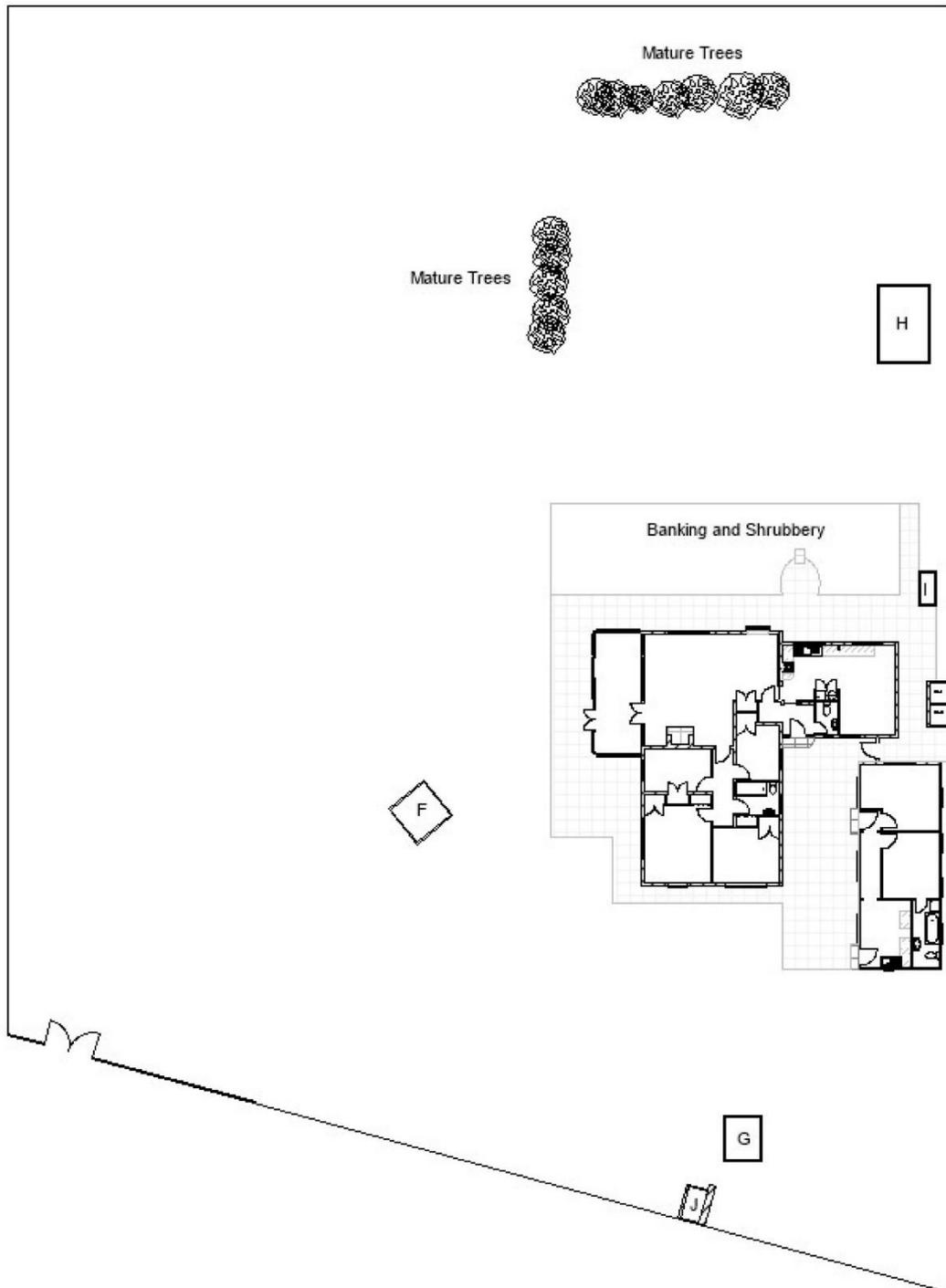
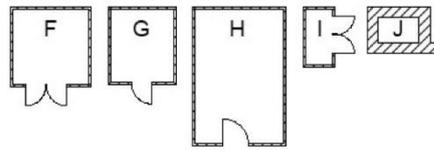


### **Borehole outbuilding**

This small shed houses the submerged borehole pump and the rope and sand filtration system.









## Services and details for La Ferronerie

### Services

Mains electricity, oil-fired central heating and hot water, LPG gas bottles, independent borehole water and a modern sewage system.

### Term

Available to rent on a renewable annual basis

### Property Tax

£1,035.00 per annum at the 2020 rate of £15.00 per quarter. The measurements of the property (67) and outbuildings (2) equate to 69 taxable Sark 'quarters'.

### Viewing

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

### Possession:

Available immediately.

### Price:

£18,000 per annum o.n.o.



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