

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS

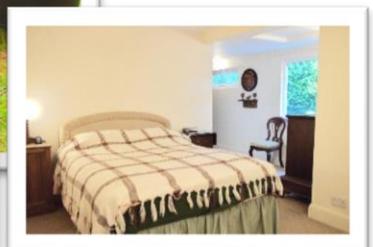


AGENTS FOR

**LOGIS DU PRE**

**SARK**

**OPEN MARKET RENTAL**



Price: £12,000 per annum

Detached timber-frame cedar shingle house

5 bedrooms; 3 en-suite bath/shower rooms

1 bathroom

Open-plan lounge/dining room, kitchen, study, utility room

Central location

Annual renewal terms

Immediate possession



Logis du Pre is a substantial timber-frame house with a cedar shingle exterior. The interior of the house has been recently refurbished and is spacious and light, with a fabulously large and light open-plan lounge and dining room, an above-average number of bedrooms with high-quality bathrooms offering potential for a business, subject to permissions.

The mature gardens give a pleasant approach to the house with plenty of recreational space for children and pets, and privacy when required.



**Entrance Hall - 3.7 x 1.7m/12'2" x 5'7"**

Approached via the west-facing wooden front door with coat hanging space, a tiled floor, space for occasional or display furniture.

**Inner Hall - 8 x 1.4m/26'3" x 4'8"**

A spacious inner hall with stairs leading to the first floor and doors leading to ...

**Study - 3.8 x 3m/12'6" x 9'11"**

With a north-facing window, radiator, Amtico wood flooring, telephone and power points, ample desk and bookshelf space. The study makes an ideal computer room with sufficient space for those wishing to run a business from home, or a 'snug' for children or guests.

**Dining Room - 5.1 x 4.8m/16'9" x 15'9"**

With west- and north-facing windows, a frosted window giving light to/from the inner hall, and a door leading to the inner hall, Amtico wood flooring, radiators, open-plan access through to the lounge and arched access through to the kitchen ...



**Lounge - 6.3 x 5.4m/20'8" x 17'9"**

With a large south-facing bay window overlooking the rear garden area, a large feature brick fireplace housing a grate for an open-fire, radiators, with Amtico



wood flooring and carpeting.

**Kitchen/Breakfast Room - 5.4 x 3m/17'9" x 9'11"**

A large room with ample natural light, a south-facing picture window, high-quality tile-effect cushioned vinyl flooring, extensive fitted wall and floor kitchen units with tiled splash backs and incorporating a stainless-steel single drainer sink, a breakfast bar, 4-ring gas hob and cooker, space for a fridge, dishwasher, chest freezer and breakfast table.

**Cloakroom and Utility Room - 2.3 x 1.7m/7'7" x 5'7"**

With an internal west-facing window overlooking the entrance hall, oil-fired boiler for the efficient supply of central heating and hot water, a radiator, high-quality tile-effect cushioned vinyl flooring, a WC and wash basin, space for washing machine, dryer and linen storage.

**Utility Room - 4.5 x 1.9m/13'9" x 6'3"**

With a south-facing bay window, a sink unit is located here and there is ample space for storage. An external door leads to the rear patio and garden area.

**Master Bedroom - 4.4 x 4.1m/14'5" x 13'5"**

An L-shaped bedroom with east-facing windows, a radiator, carpeted floor, ample space for a bed and bedroom furniture, with telephone and power points, TV point and a door leading to ...

**En-suite Bathroom**

With an east-facing window and a newly installed double shower unit, low-level flush WC, wash hand basin in fitted vanity unit, high-quality tile-effect cushioned vinyl flooring, radiator and storage space.

**Bedroom 2 - 4.1 x 3m/13'5" x 9'11"**

Access through a private corridor with fitted wardrobes, large north-facing windows providing ample natural light overlooking the private front garden, newly carpeted floor, radiator and TV point.

**En-suite Bathroom**

An exceptionally spacious and light room with a large north-facing window, newly fitted high-quality bathroom suite including a vanity unit wash basin with mirror over, WC and newly fitted bath with shower and shower screen and high-quality tile-effect cushioned vinyl flooring.





### **Bedroom 3 - 4.2 x 3.8m/13'9" x 12'6"**

With a south-facing picture window, carpeted and part-parquet floor, an arched door way leading to the en-suite bathroom.

### **En-suite Bathroom**

With a south-facing window, bath with overhead shower capability, a new vanity unit, WC and additional ceiling-to-floor storage cupboard.



### **Bedroom 4 - 4.4 x 2.3m/14'5" x 7'7"**

An attic-style room with a west-facing window, clothes hanging area and a wash basin.

### **Bedroom 5 - 4.4 x 2.6m/14'5" x 8'6"**

An attic-style room with an east-facing window, clothes hanging area and a wash basin.

### **Bathroom**

With WC and bath.



### **Exterior**

#### **2 Garden Sheds**

Of timber construction with storage space for garden equipment and machinery; one of which houses the filtration unit for the property's potable water.

### **Storage Shed**

Of block and timber construction, dry lined and suitable for storage of furniture.

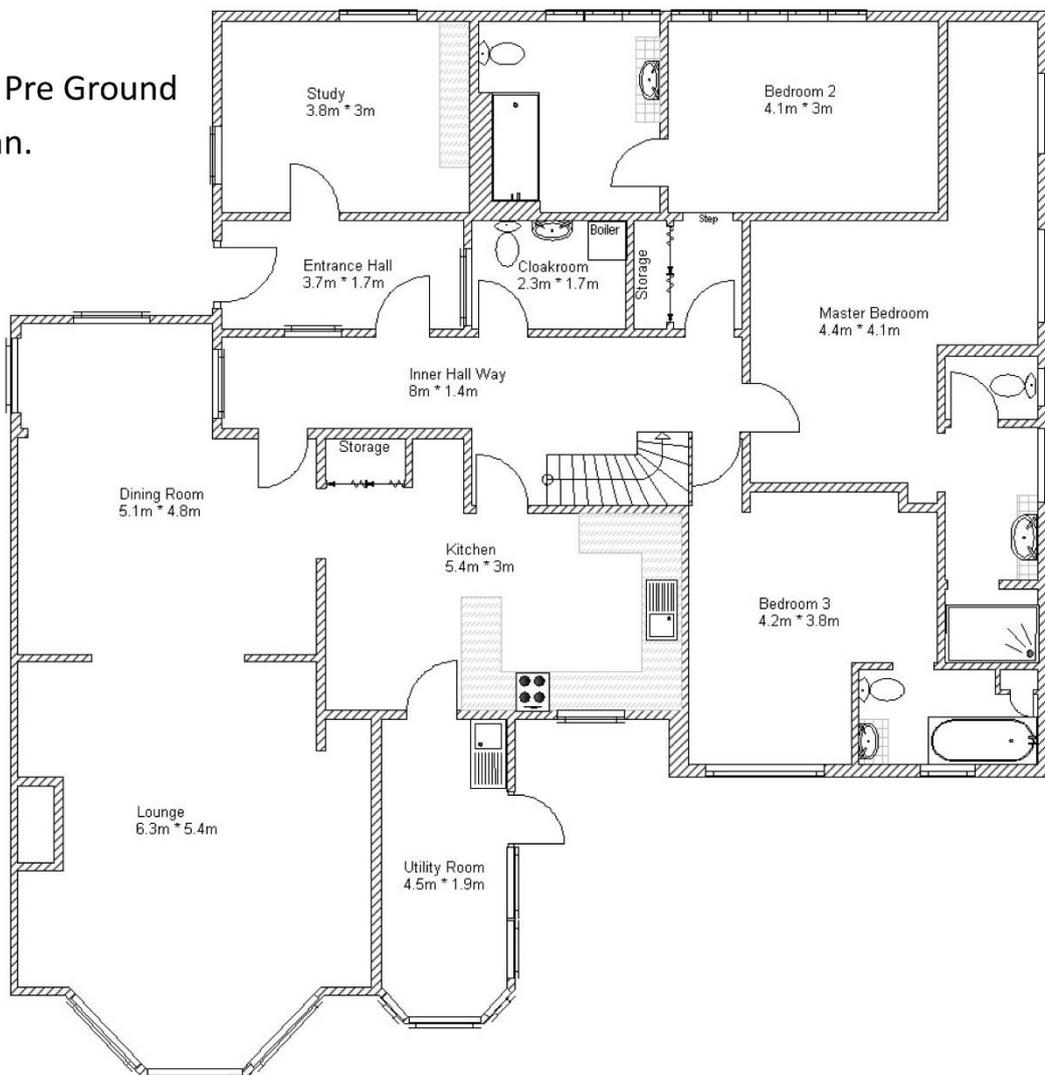
### **Garden**

Attractively planted with a great variety of trees and shrubs, flower-beds and lawned areas, designed to be inviting yet low-maintenance and is well protected from wind.



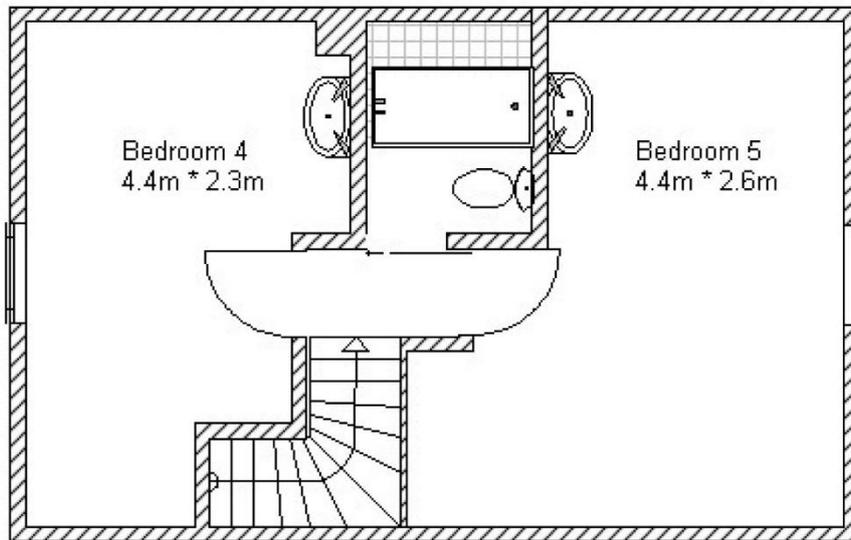


**Logis du Pre Ground  
Floor Plan.**

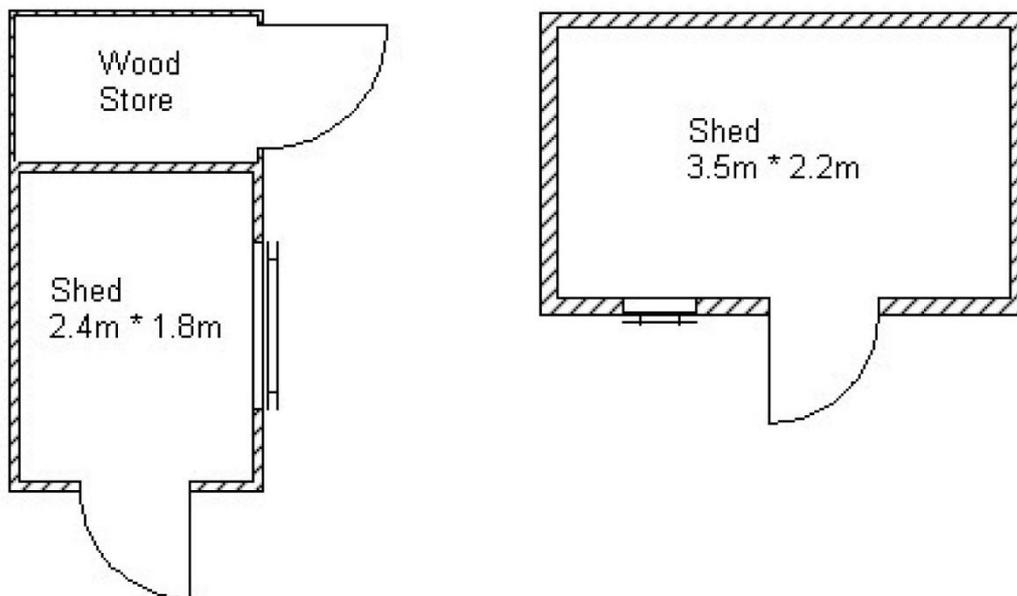




### Logis du Pre First Floor Plan.



### Logis du Pre Out Buildings.





## Services and details for Logis du Pre

### Services

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

### Term

Available to rent on a renewable annual basis.

### Property Tax

£1,170 per annum at the 2020 rate of £15.00 per quarter. The measurements of the property (76) and outbuildings (2) equates to 78 taxable Sark 'quarters'.

### Viewing

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

### Possession:

Immediate

### Price:

£12,000 per annum



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