

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS

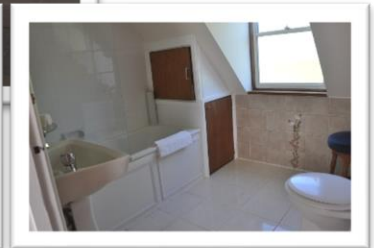


AGENTS FOR

# WISTERIA COTTAGE

SARK

OPEN MARKET RENTAL



Price: £18,500 per annum

Semi-detached granite cottage with rear garden

2 bedrooms

1 bathroom; 1 cloakroom

Lounge, kitchen/dining room

Central location

Annual renewal terms

Available by arrangement



Wisteria 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. Wisteria 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 – 2.2 x 1.8m / 7'3" x 5'11"**

With a tiled floor, overhead light. Immediate access is given to the inner lobby and a door leads to ...

#### **Cloakroom**

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



#### **Kitchen / Dining Room – 5.8 x 3.5m / 19' x 11'6"**

With a north- and west-facing sash windows, and a west-facing door to the rear garden, tiled floors, overhead lights, a wide range of floor and wall kitchen units with work surfaces and splash backs, including a stainless-steel sink and drainer, washing machine, clothes dryer, gas 4-ring hob and cooker, and an oil-fired boiler for the central heating and hot water. An upright fridge/freezer is also housed in a recess. There is plenty of space for a dining table and chairs. An open tread staircase leads to the first floor.

#### **Lounge - 5.5 x 5.3m / 18' x 17'5"**

With south-, east- and west-facing sash windows, an attractive granite open fireplace, radiators, fitted pine shelving, overhead and wall lights and carpeted floor.



#### **Master Bedroom – 5.0 x 4.7m / 16'5" x 15'5"**

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



### **Bathroom**

With a west-facing window, fully tiled walls and floor, towel rail, under eaves cupboard, 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 – 5.1 x 3.9m / 16'9" x 12'10"**

With east- and west-facing dormer windows, an overhead light, radiators, carpeted floor and a recessed cupboard with ample storage space.



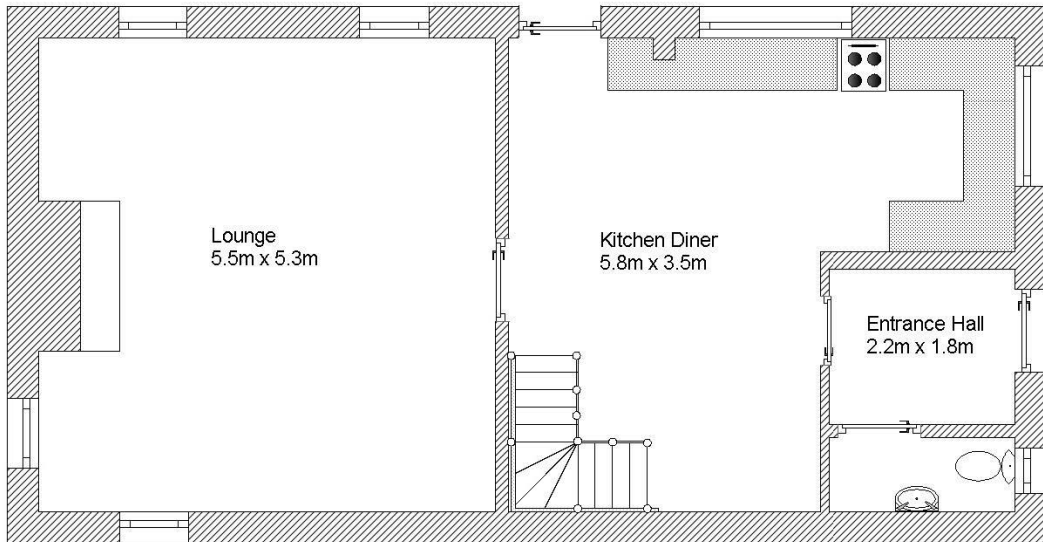
### **Exterior**

Creating a pleasing setting for the cottage while being easy to maintain, the garden is lawned with Oleria hedging, mature trees and a granite paved walkway surrounding the house.

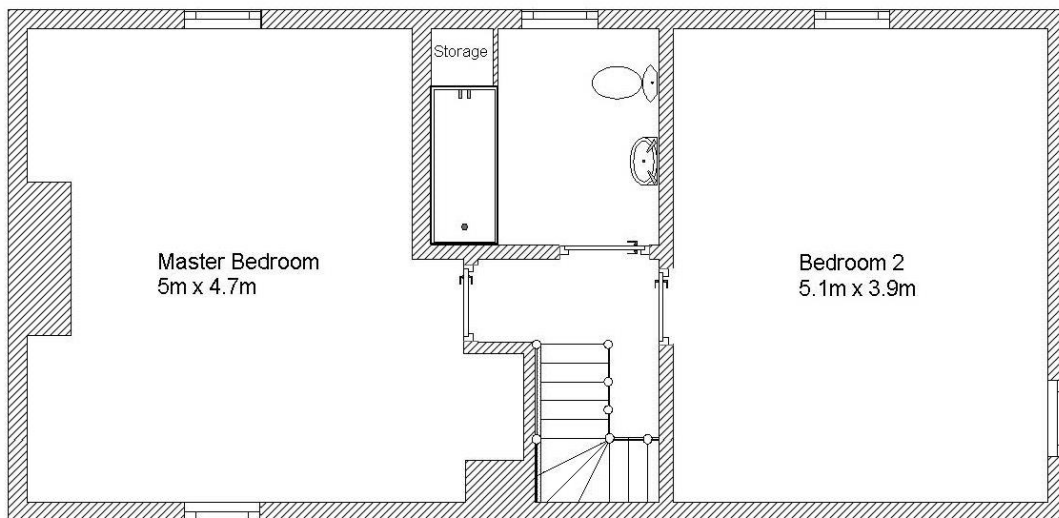




Wisteria Cottage - Ground Floor Plan.



Wisteria Cottage - First Floor Plan.





## Services and details for Wisteria 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**

£806.40 per annum at the 2024 rate of £16.80 per quarter.

The measurements of the cottage equate to 48 taxable Sark 'quarters'.

### **Viewing**

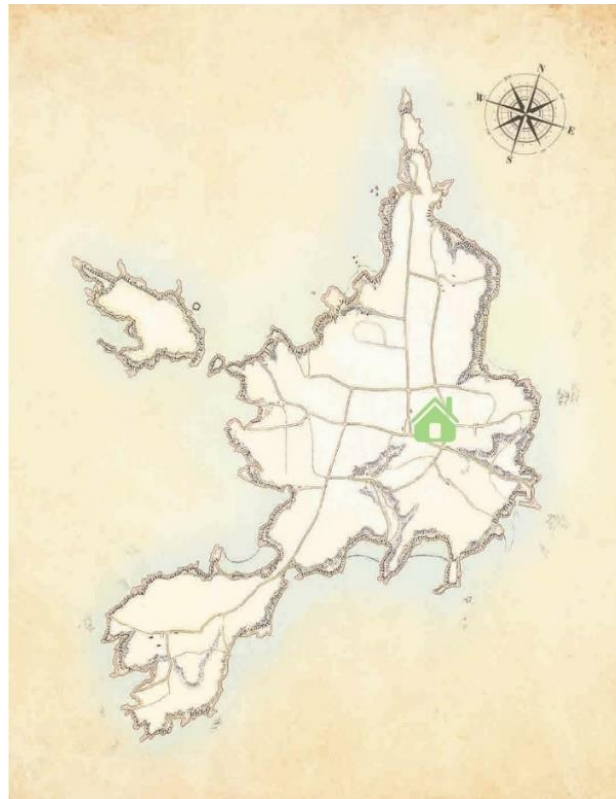
Strictly by appointment only through Sark Estate Agents as the Vendor's sole agents.

### **Possession:**

Available by arrangement.

### **Price:**

£ 18,500 per annum o.n.o.



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