SARK ESTATE AGENTS
ESTABLISHED 1970

PROPERTY DETAILS

AGENTS FOR

LA CHAUMIERE

SARK

OPEN MARKET SALE

Price: £395,000
Timber-frame cedar shingle single storey open market bungalow
2 dwellings areas separated by a lockable interconnecting door:
Dwelling 1: 4 bedrooms, 1 bathroom, utility room, kitchen, dining room, WC, lounge, conservatory, and;
Dwelling 2: 1 bedroom, kitchenette, shower room
Central location
Lease expires 10th December 2076
Available subject to arrangement

La Chaumiere is a substantial timber-frame house with a cedar shingle exterior. The interior of the house is currently split into two dwelling areas separated by a lockable interconnecting door. The larger dwelling accommodation comprises of 4 bedrooms, lounge, family bathroom, additional WC, utility room, kitchen, dining room and conservatory. The smaller dwelling accommodation includes a bedroom, kitchenette and shower room with WC. The mature gardens give a pleasant approach to the house with plenty of recreational space for children and pets, and privacy when required. The Lease on this property already allows the opportunity to be used as Bed & Breakfast subject to permissions.

Dwelling 1

Utility Room – 4 x 2.4 m / 13'1" x 7'10"

Approached via the north-facing fully double-glazed front door, this area houses the boiler, hot water cylinder, the water filtration system and several undercounter fitted cupboards with a single stainless-steel sink and drainer. There is ample space and plumbing for a washing machine, tumble dryer and undercounter freezer.

Kitchen – 4.4 x 2.7 m / 14'5" x 8'10"

The kitchen, with ample natural light from a double-glazed north-facing window, has tile-effect cushioned vinyl flooring, extensive fitted wall and floor kitchen units with tiled splash backs and incorporating a white plastic 1.5 drainer sink, 6-ring gas range with hot plate and double oven, and space for a breakfast table.

Hall

A spacious inner hall leading to ...

Breakfast Room – 4.1 x 2.2 m / 13'5" x 7'3"

With double-glazed west- and south-facing windows overlooking the front garden providing plenty of natural light, the dining room has tongue and groove clad walls, wooden flooring, and a radiator.

Conservatory – 4.9 x 3.2 m / 16'1" x 10'6"

With dwarf walls, expansive double-glazed bay windows facing the south and west providing great natural light throughout the day, and terracotta tiled floors.

Lounge – 5.4 x 4.5 m / 17’9” x 14’9”

With south-facing windows and west-facing French doors leading to the front garden, a feature fireplace, wooden flooring, radiators, and with ample desk and bookshelf space.

Master Bedroom – 5 x 3.4 m / 16’5” x 11’2”

This double bedroom has opening patio doors entering into the rear garden area and a south-facing window, with fully fitted carpets and radiator.

Bedroom 2 – 3.8 x 3.8 m / 12’6” x 12’6”

This double bedroom has a large east-facing window overlooking the rear garden area, with fully fitted carpets, built-in double wardrobe, hand wash basin and radiator.

Bedroom 3 – 4.4 x 2.4 m / 14’5” x 7’10”

This double bedroom has an east-facing double-glazed double door exiting onto the rear garden area, with fully fitted carpets, tongue and groove clad walls, and a radiator. There is ample room for additional storage furniture.

Bedroom 4 – 3.1 x 2.3 m / 10’2” x 7’7”

This single bedroom has a north-facing window, with fitted carpets, a hand wash basin and radiator.

Bathroom

With a north-facing window, tiled flooring, a curved bath with fully tiled bath surround and overhead shower, low-level flush WC, hand wash basin and heated towel rail.

WC

With a north-facing window, tiled flooring, low-level flush WC, and hand wash basin.

Dwelling 2

Annexe Kitchen – 4.4 x 2.4 m / 14'5" x 7'10"

With direct access from the east rear door into the kitchenette of the second dwelling and a north-facing single window, this room has ample natural light. With tile-effect cushioned vinyl flooring, fitted wall and floor kitchen units with tiled splash backs and incorporating a stainless-steel single drainer sink, a 4-ring electric hob and cooker, and a fridge freezer.

Annexe Bedroom – 5.4 x 2.5 m / 16'5" x 8'2"

With south- and east-facing windows overlooking the private rear garden, the bedroom has fully fitted carpet, radiators, a wooden double bed and ample open shelving for storage.

Shower Room

With a north-facing window and a generous shower unit with fully tiled splashback, low-level flush WC, hand wash basin, tile-effect cushioned vinyl flooring, heated towel rail and shelving.

Exterior

La Chaumiere has attractively planted garden areas surrounding the entire property, with a great variety of trees and shrubs, flowerbeds and lawned areas, designed to be inviting yet low-maintenance and is well protected from wind.

Garden Shed

Of timber construction with storage space for garden equipment and machinery; this garden shed is located to the east of the property.

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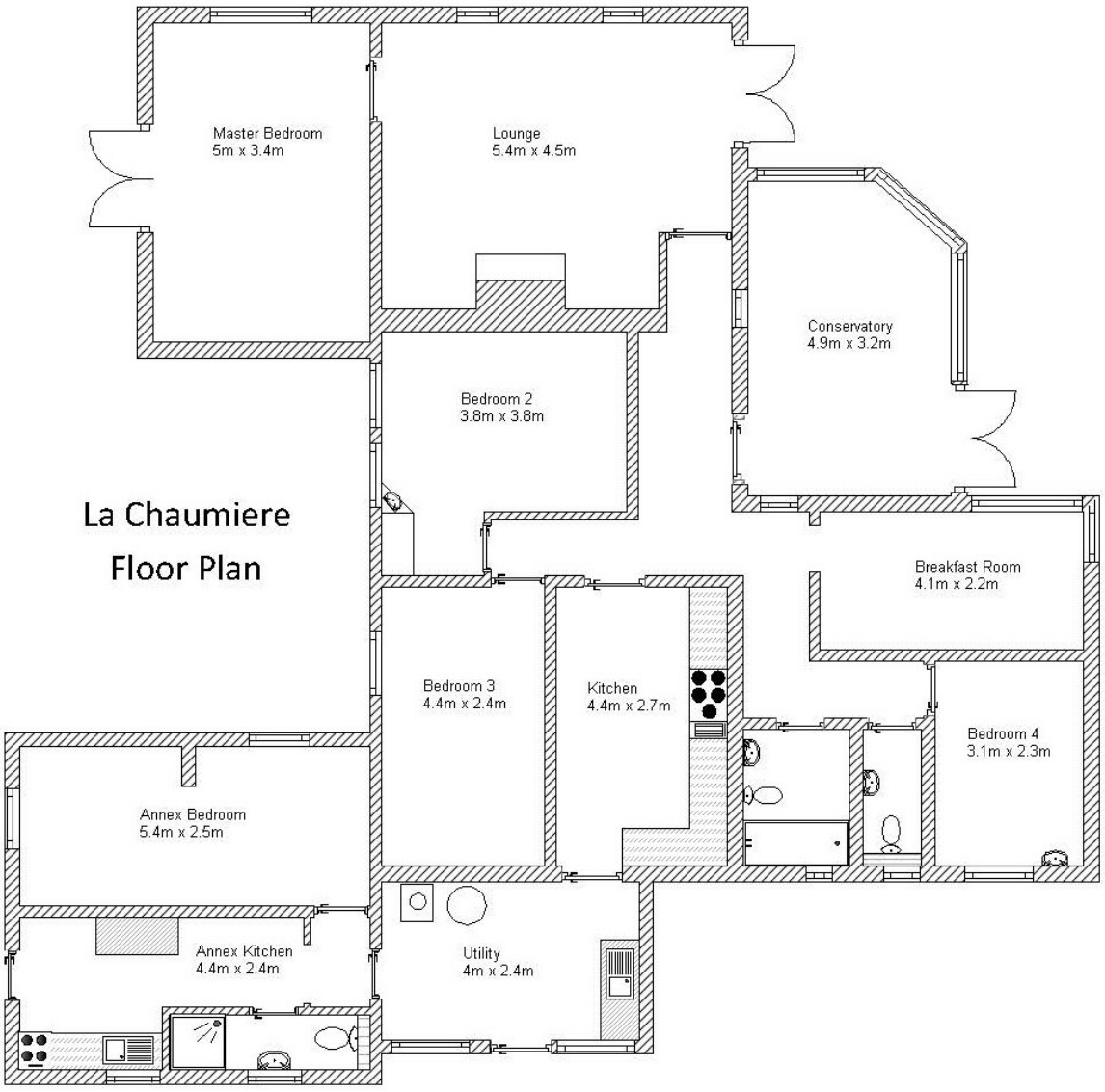

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Services and details for La Chaumiere

Services
Mains electricity, oil-fired central heating and hot water, LPG gas bottles for cooking, its own borehole and a septic tank sewage system.

Term
Lease expires 10th December 2076.

Ground Rent:
£272.62 per annum with an annual RPI increase.

Property Tax
£992.00 per annum at the 2023 rate of £16.00 per quarter. The measurements of the property (60) and outbuildings (2) equates to 62 taxable Sark 'quarters'.

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

Possession:
By arrangement.

Price:
£395,000.

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