

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

**LA CONNELLERIE**

**SARK**

**OPEN MARKET SALE**



Price on Application

Block-built timber-frame house situated in approximately 3.1 acres  
4 bedrooms; 2 en-suite

Lounge, kitchen / dining room, utility room, study, conservatory, family  
bathroom, cloakroom

Indoor pool, former outdoor tennis courts, independent office building,  
separate outbuildings and workshop

North coast location

Lease expires 30<sup>th</sup> June 2094

Vacant possession subject to arrangement



La Connellerie is a substantial 4-bedroom property that enjoys breath-taking views across the English Channel and the neighbouring islands of Guernsey, Herm and Jethou.

Access to La Connellerie is from one of the island's principal thoroughfares. It is approached by its own private drive through an apple orchard, with several adjacent fields forming part of the grounds, totalling approximately 3.1 acres, offering complete privacy. The main house is set to the right of the drive, with an adjacent indoor swimming pool, shower room and associated equipment housed in an aluminium and Perspex building. There are former outdoor tennis courts that could be easily resurrected, as well as several outbuildings, housing a water holding tank, filled from the property's own borehole located at the top of the drive, an oil tank and a large workshop. An independent office building was completed in 2000 and consists of a larger office area, one smaller office room and a separate shower room and WC.

La Connellerie is constructed with Vardex granite blocks which supports the main timber-frame that is of a Scandinavian 'Scandi-Hus' design and has a slate roof. This stunning family home was completed in 1995 and is in good decorative order throughout. La Connellerie benefits from its own private borehole, oil fired heating and hot water, as well as a 'Kardi' working feature fireplace in the lounge. It is well insulated with triple glazed windows and external doors throughout.



#### **Lobby – 2.2 x 2.1m / 7'3" x 6'11"**

A south-facing solid wood door opens into a well-presented entrance hall that has an overhead light and linoleum flooring. The entrance hall leads to the inner hall and WC.

#### **Cloakroom**

The cloakroom offers a low-level flush WC with small hand wash basin and radiator, as well as a storage area that could possibly be used for coats and shoes.



#### **Inner Hall**

Wooden glass panelled doors lead from the lobby through to the carpeted inner hall which itself leads to all rooms in the property.



**Study – 5.5 x 2.6m / 18' x 8'6"**

To the left of the inner hall is an area that has recently been used as a study. This is a great space for desks, seating area and storage shelves, has an east-facing window overlooking the entrance to the property and a part-glazed door leading to the conservatory.



**Conservatory – 6.2 x 4.4m / 20'4" x 14'5"**

This south-facing conservatory benefits from lots of natural light, with full glazing to the south, east and west of the property, and is currently used as a music room. With overhead lights, radiators and linoleum flooring, the conservatory enjoys views across the paved entrance to the property and westerly views across to Guernsey, Herm and Jethou.

**Utility Room – 5.4 x 2.4m / 17'9" x 7'10"**

The utility room runs adjacent to the study and kitchen and it is here that the boiler and hot water cylinder can be found housed in their own storage cupboard. There is ample fitted over and under counter kitchen units with work surfaces, 1.5 bowl kitchen sink and draining area, fitted washing machine and tumble dryer. Internal doors lead back to the inner hall and onto the kitchen.



**Kitchen / Diner – 7.5 x 4.6m / 24'7" x 15'2"**



The expansive open-plan kitchen and dining room have large south- and west-facing triple-glazed windows, again, with stunning views across to Guernsey, Herm and Jethou. A breakfast counter separates the two areas. The kitchen features a large freestanding fridge / freezer, freestanding 4-ring gas cooker with double oven and grill, integrated undercounter dishwasher and single sink with double drainer. There are numerous fitted over and under counter kitchen units for storage. The dining area has ample space for

entertaining and currently houses a large dresser and sizable dining room table and chairs.





**Lounge – 7.1 x 4.2m / 23'4" x 13'9"**

Adjacent to the kitchen is the family lounge which has a similar vista to the of the kitchen and conservatory; views across to Guernsey, Herm and Jethou. This generous room benefits from large north- and west-facing triple glazed

windows. A functioning feature fireplace makes this room extremely cosy in the winter months. Fully fitted carpets, panel radiators with TRV valves, and overhead lights.



**Inner Hall**

Two fitted storage cupboards provide plenty of additional storage space.



**Bedroom 2 - 4 x 3.9m / 13'1" x 12'10"**

The first double bedroom from the inner hall benefits from ample natural light provided by two large north-facing windows.

There are fitted wardrobes providing plenty of storage as well as access to the bedroom's en-suite bathroom.



**En-suite**

The en-suite provides a full bath with screen and shower overhead, floating hand wash basin, and WC, with a large north-facing window.



**Bedroom 4 – 3.8 x 2.3m / 12'6" x 7'7"**

With a south-facing window, overhead light, panel radiator with TRV valve, this carpeted single bedroom also has its own fitted wardrobes providing lots of storage.



**Bedroom 3 – 3.7 x 4.8m / 12'2" x 15'9"**

This large double bedroom has a south-facing bay window overlooking the paved entrance to the property, fully fitted carpets, built-in wardrobes, radiator and an overhead light.



### Family Bathroom

Located at the end of the inner hall, this family bathroom has an east-facing frosted window and a bathroom suite comprising of Jacuzzi bath, separate shower unit, a hand wash basin, and WC.



### Master Bedroom - 4.9 x 3.7m / 16'1" x 12'2"

With an east-facing window and a large north-facing bay window providing plenty of natural light, this master bedroom is extremely



spacious. Fully fitted carpets, built-in wardrobes, overhead lights and a panel radiator with TRV valve.



### En-suite

The master en-suite has a north-facing window, tiled flooring and surrounds, with a corner Jacuzzi bath, hand wash basin, WC and bidet.

A spacious loft area runs the expanse of the property.



### Exterior

With arguably some of the best views in the Channel Islands, La Connellerie has considerable grounds, with the main access leading from one of the island's principal thoroughfares, through a long drive

with an apple orchard. Adjacent to the drive are 3 separate fields forming part of the grounds. Once through the gates to the property at the end of the drive, La Connellerie is situated to your right. The grounds themselves have established lawns, trees and shrubs which provide a windbreak to the property, whilst the immediate surrounding to the property itself is paved.



### Independent Office

The additional office building, completed in 2000 and in the region of 40.8m<sup>2</sup>, provides two separate office spaces with a separate shower room and WC.





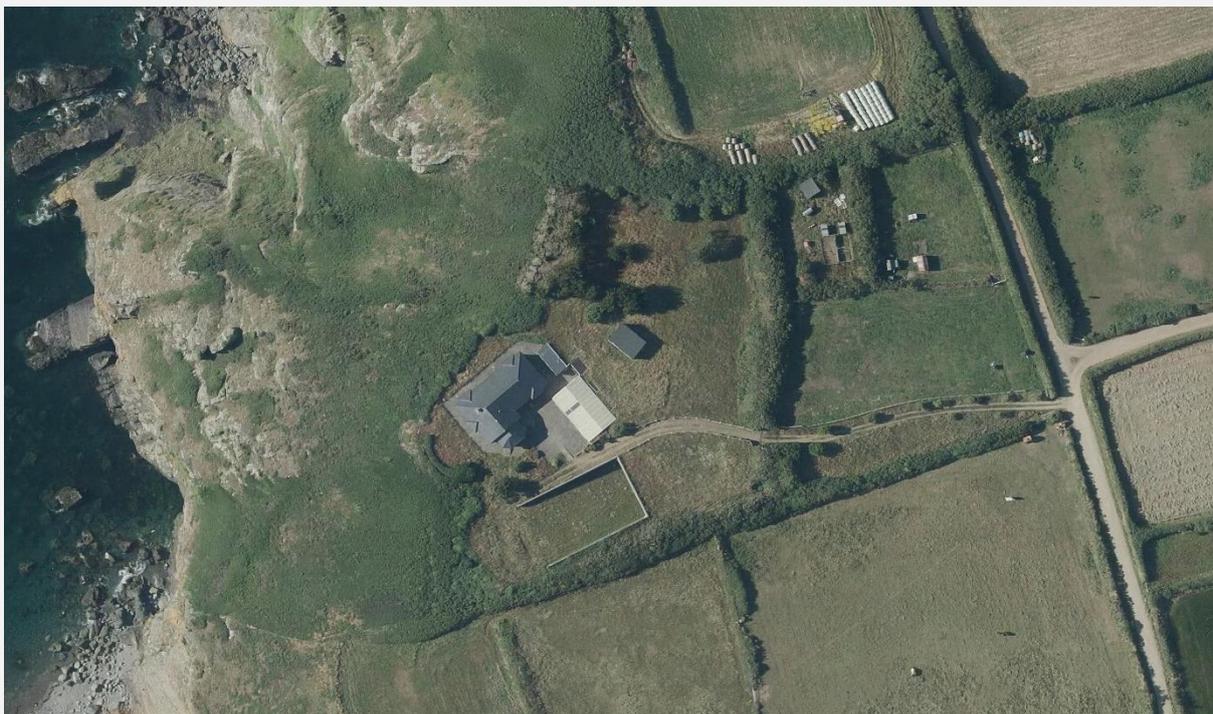
Two external outbuildings house a 2,000-litre water holding tank and a 2,000-litre oil tank. The water is pumped from the property's own borehole to the holding tank before being pumped on demand to the house.

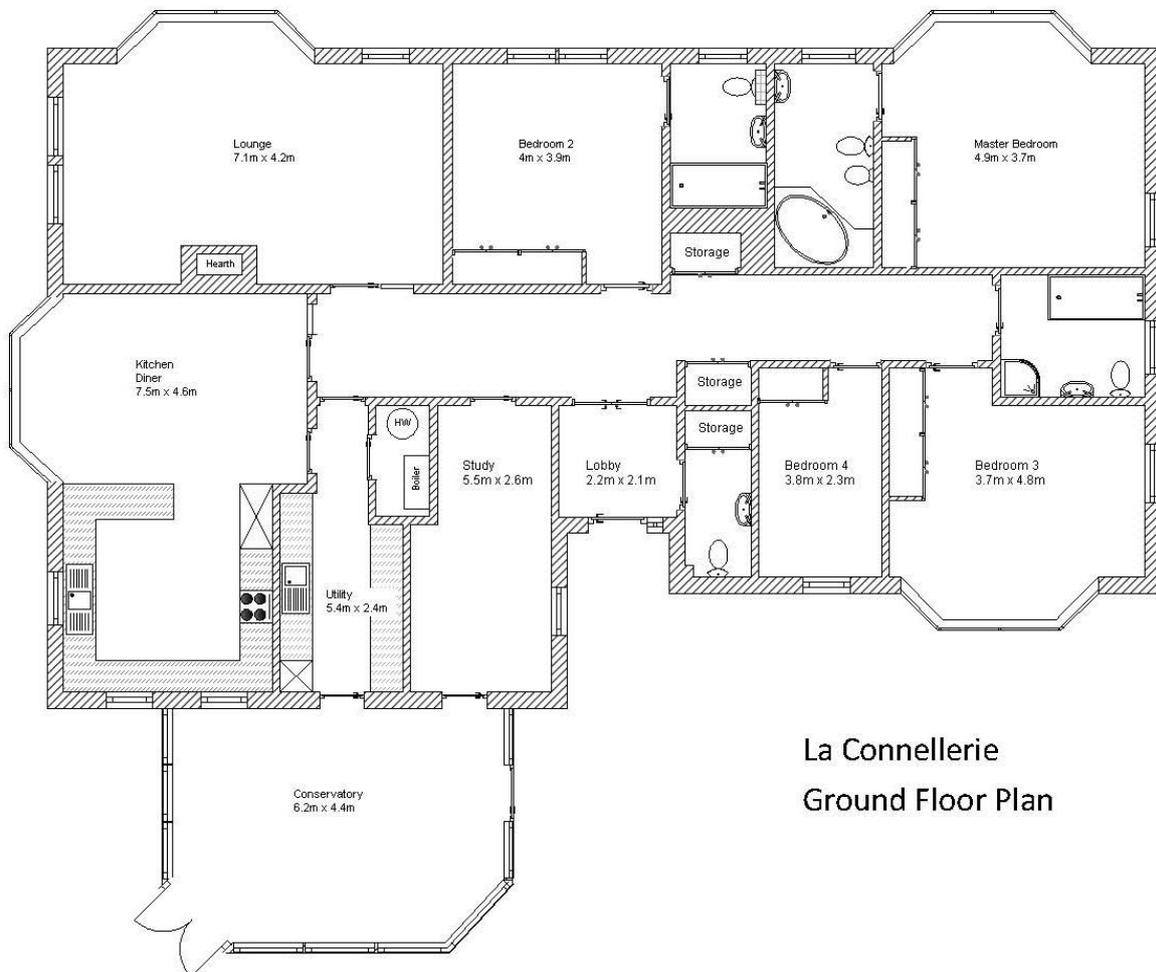
A separate workshop allows plenty of space to house garden machinery or outdoor furniture, whilst still allowing the area to be used as a workshop.

The indoor pool area covers approximately 137m<sup>2</sup> is housed within an aluminium and glass frame. The pool itself is 8 x 4.3m with a depth of 1.9m, is heated and has a tiled surround. The plant and machinery are housed within this building, along with separate shower and WC.



The outdoor tennis courts are in the region of 516m<sup>2</sup> and were originally constructed in 1996. These could easily be resurrected or converted for another possible use such as an archery course.





**La Connellerie  
Ground Floor Plan**



## Services and details for La Connellerie

### **Services**

Mains electricity, oil-fired central heating and hot water, LPG gas bottles for cooking, private borehole water and own waste soak away.

### **Term**

Lease expires 30<sup>th</sup> June 2094.

### **Ground Rent**

The ground rent is currently £535.00 per annum with regular RPI increases.

### **Property Tax**

£2,415.00 per annum at the 2020 rate of £15.00 per quarter.

The measurements of the property equate to a total of 161 taxable Sark 'quarters', with 141 registered dwelling 'quarters'.

### **Viewing**

By appointment only through Sark Estate Agents as the Vendor's agents.

### **Possession:**

By arrangement

### **Price:**

Price on Application



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