

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970



AGENTS FOR

LA MAISON ROUGE

SARK

LOCAL MARKET SALE



Price on Application

Detached timber-frame house

4 bedrooms; 4 en-suite

Entrance hall, gallery, lounge, kitchen, utility room, dining room,
mezzanine landing / office space, downstairs WC

West location

Lease expires 31st March 2127

Available subject to arrangement



La Maison Rouge is a unique 2-storey timber-frame house of Canadian design that was completed in 2011. Open plan interiors make this property an enviable and comfortable family home, which is also perfect for entertaining family and friends. La Maison Rouge boasts a living area of 1962ft² / 182m² on a site that is approximately 30m x 30m or 100' x 100'. This timber-frame house is located towards the west coast of Sark, with access from a public pathway that also leads to stunning views from Window in the Rock and Port du Moulin.

La Maison Rouge has 4-bedrooms all with en-suite bathrooms; two with baths and shower overhead, another with a shower and the fourth with a wet room. This spacious property is immaculately presented, in excellent condition, and tastefully decorated throughout. The property has been finished to a high standard and includes hardwood solid ash wooden floors throughout and solid white ash doors. Siberian larch is featured through the ceilings in the dining room and mezzanine landing, with an impressive 2-storey cathedral ceiling dominating the lounge.

The house was imported from Canada from the renowned Viceroy company and is the Carlisle Mark III model. The house benefits from solar panels and a Charnwood Island multifuel burner, located in the lounge, providing heating and hot water from an 18kW back boiler, or by a 3kW electrical element within the water tank in the winter months, and is well insulated. The house is built to Canada winterisation standards with super E windows making the house eco-friendly and economical to run. La Maison Rouge uses LPG gas bottles for cooking and has use of a shared borehole. The property is double-glazed throughout, complete with insect screens.

There are two additional outbuildings; both have been built to housing standards and are fully insulated. One houses the water filtration system and could possibly be used as a laundry; change of use permission has been granted for this outbuilding to be converted into a living space which could also be an extra guest bedroom. The other outbuilding is currently used as a recording studio with solid ash flooring but could also make an ideal office or extra guest room.

The house has been operating as a B&B and, with continued permissions, this established business could remain with the ability to potentially earn £36,400 from April through September.



Gallery – 5.8 x 1.8m/19' x 5'11"

The entrance to the gallery is through a part-glazed wooden front door accessed from the front garden and leads into a large room that has previously been used as an art gallery. Triple north-facing large windows overlook the front garden with a fully slate tiled floor with a glass panelled door that leads to ...

Entrance area

This area provides access to the rest of the house, through to the lounge and opens onto the staircase, leading to the mezzanine landing and upstairs bedrooms. There is an in-built storage unit adjacent to the staircase. This spacious entrance currently accommodates a laundry area with washing machine but could easily be transformed into perhaps an office area. A solid white ash door leads to the family bathroom, or bedroom 2's en-suite.



Lounge with 2-storey cathedral ceiling – 5.8 x 4.7m/19' x 15'5"

This spectacular lounge, with double storey cathedral ceiling clad in Siberian larch, has double height south-facing windows overlooking the rear garden, making this an extremely bright and airy space. This space conversely retains its heat well in winter months, with a ceiling fan designed to push the warmth from the central multifuel burner throughout the property, including across the mezzanine landing and into the upstairs bedrooms.

Whilst the solar panels heat the water throughout the summer months, in the winter months, the multifuel burner warms the water through the back boiler, whilst also heating the property completely.



An under-stair cupboard provides additional storage. A solid white ash door leads to the east wing of the property, whilst a double opening leads to the kitchen and dining area.

Open Plan Kitchen / Dining Room – 31m²/333'7" ²

The open plan kitchen / dining room is the heart of this family home. With a gable end of south-facing arched windows providing lots of natural light and Siberian Larch vaulted ceilings, the inspirational layout lends itself to entertaining, with plenty





of space for a large dining table and chairs. The kitchen has plenty of undercounter units providing ample storage space and with solid wood countertops. There is currently a large stylish Belfast sink, space for an undercounter fridge, a 5-ring gas cooking range with double oven and extraction hood, and a kitchen island which supplements the countertop space. A part-glazed door leads to the rear garden.

Hall

Returning through the lounge to the east wing, the hall leads onto the master bedroom, bedroom 2, and shower room. The east wing has its own separate external access through a part-glazed door leading from the front garden to the east of the property. This separate access has enabled the east wing to be used as a bed and breakfast completely separate to the rest of the property.



Master Bedroom – 4 x 3.4m/13'1" x 11'2"

The master bedroom has floor-to-ceiling arched south-facing windows offering plenty of natural light. These windows combined with the vaulted ceiling make this room extremely bright

and spacious.



Shower room

The shower room is located adjacent to the master bedroom and has a freestanding shower unit, with white low flush WC, small hand wash basin and heated towel rail.

Bedroom 2 – 3.1 x 3m/10'2" x 9'10"

This double bedroom has a large north-facing window overlooking the front garden and access in from the east wing hall or through the adjoining family bathroom.



Family bathroom / bedroom 2 en-suite

This bathroom can be access from bedroom 2 or from the entrance area. The two doors are lockable so this sizable bathroom can be used as bedroom 2's en-suite as the property's family bathroom. With tiled floors, bath and shower overhead, wall mounted basin with sink under, low flush WC and heated towel rail.



Mezzanine Landing

This bright and spacious landing could be used for a multitude of purposes including an open office area or reading space. This mezzanine level has a Siberian Larch ceiling and overlooks the cathedral ceiling of the lounge towards the rear garden and with a large north-facing arched window overlooking the front garden and neighbouring fields.



Bedroom 3 – 3.7 x 3.1m/12'2" x 10'2"

A spacious double bedroom with a large north-facing window overlooking the front of the property. An alcove with hanging rail provides plenty of storage space. Solid ash wooden floors, radiator, overhead and wall lights and a telephone connection point.

En-suite

The en-suite overlooks the rear garden and has fully tiled floors and tiled wall surround, full bath with overhead shower, white low flush WC, small hand wash basin and heated towel rail.



Bedroom 4 – 3.7 x 3.1m/12'2" x 10'2"

A spacious double bedroom with a large north-facing window overlooking the front of the property. An alcove with hanging rail provides plenty of storage space. Solid ash wooden floors, radiator, with overhead and wall lights.

En-suite

Fully tiled floor and walls, this wet room has the walk-in shower area, with adjacent wall mounted wash basin and white low flush WC, integrated hand wash basin and wall-mounted heated towel rail.

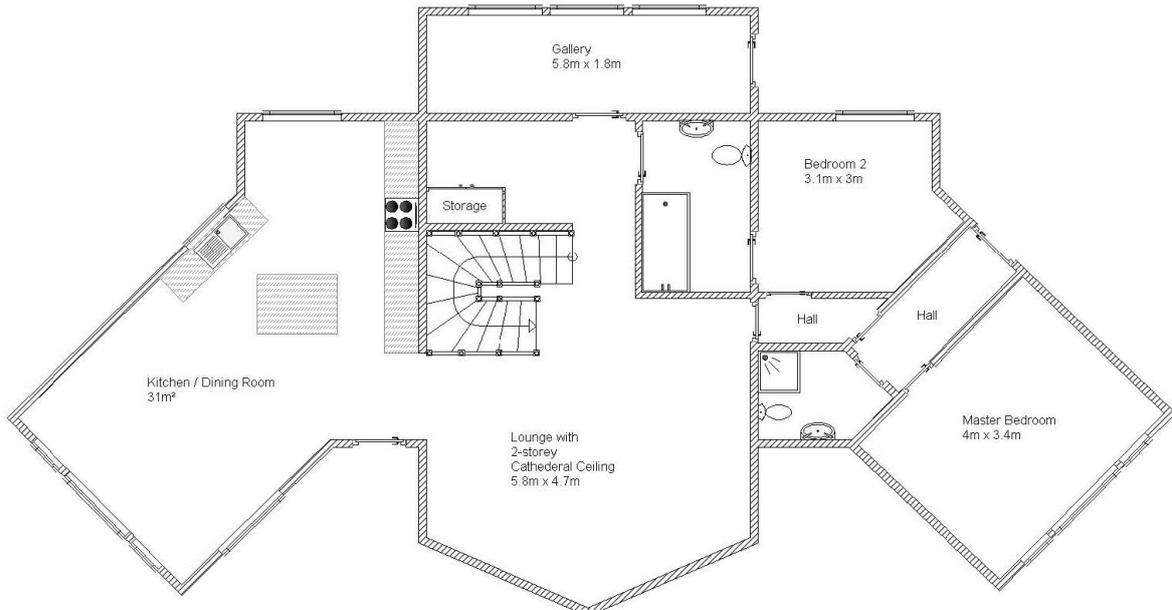


Exterior

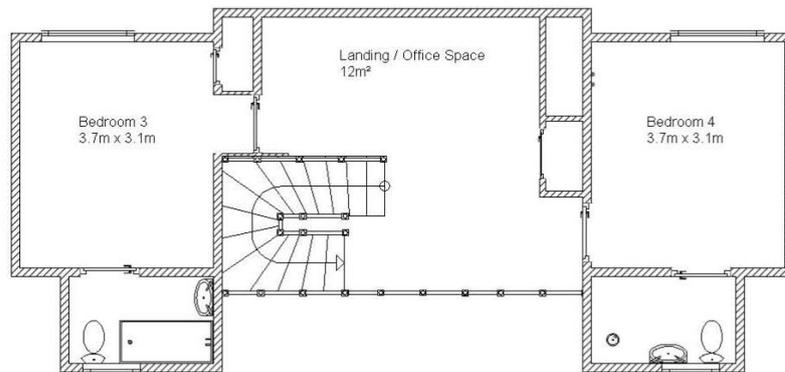
Access to the property is from a public roadway leading in through the front garden, whilst the rear garden offers complete privacy and is ideal for sun lounging and outdoor dining. There are two additional outbuildings; both have been built to housing standards and are fully insulated. One houses the water filtration system and could possibly be used as a laundry; change of use permission has been granted for this outbuilding to be converted into a living space which could also be an extra guest bedroom. The other outbuilding is currently used as a recording studio with solid ash flooring but could also make an ideal office or extra guest room.



**La Maison Rouge
Ground Floor Plan**



**La Maison Rouge
First Floor Plan**





Services and details for La Maison Rouge

Services

Mains electricity, hot water is heated by solar panels in the summer and is centrally heated by a Charnwood Island multifuel burner in the winter or by a 3kW electrical element within the water tank, LPG gas bottles, shared borehole, with a sealed pit for sewage.

Term

Lease expires 31st March 2127.

Ground Rent:

£250.68 per annum payable in arrears with a 5-yearly RPI increase next due in 2022.

Property Tax

£1,080.00 per annum at the 2021 rate of £15.00 per quarter. The measurements of the property equate to 68 quarters for the house and 4 quarters for the outbuildings.

Viewing

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

Possession:

Available subject to arrangement.

Price:

Price on Application



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