

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970



AGENTS FOR

LE VIEUX CLOS

SARK

OPEN MARKET LEASEHOLD SALE



Price: £625,000

Block render open market house

9 bedrooms

5 en-suite; 1 family bathroom, 2 shower rooms

Conservatory, lounge / dining room, kitchen, office,
laundry room, 4 external workshops / outbuildings

Central location

Lease expires 4th June 2049

Available subject to arrangement



A wonderful opportunity has arisen to purchase the lease of Le Vieux Clos. Located centrally, close to the Sark's old Mill at the highest point of the island, this substantial property is only a few minutes' walk from the the Avenue, Sark's principal thoroughfare. Known locally as "The Doctor's House", as the local doctor used to reside here in previous years, this Georgian-style house was built circa 1860 and is now an elegant and comfortable guest house. This property could continue to be operated as a guest house which is very popular and well established with new and returning guests, or could make a delightful family home. The magnificent house is set in a plot in the region of 1,750m², or just under half an acre, with established gardens surrounding the property in all directions including peaceful seating areas, lawned areas to relax in, multiple outbuildings, an orchard, vegetable patch and greenhouse for those with green fingers. Le Vieux Clos boasts a ground floor footprint of 189m² / 2,034ft².

Currently, a total of 9 bedrooms, 5 en-suite as well as an additional family bathroom and 2 separate shower rooms, set over 3 floors facilitate the commercial aspect, there is also a south-facing conservatory, lounge / dining room, commercial kitchen and a laundry room located to the rear of the property, it would be simple enough to adapt to a family home full of period character. This spacious property is immaculately presented, in excellent condition with ongoing investment having taken place over the past decade and is tastefully decorated throughout. Le Vieux Clos has been operating as a guesthouse and licensed beer garden and this established business could remain with the ability to potentially earn in excess of £100,000 with full occupancy as well as non-resident dining and the beer garden from April through September.



Access to Le Vieux Clos is from Mill Lane with an entrance leading from the south boundary of the property; in the south-west corner of the plot is a



detached workshop with bicycle shelter and separate log store. The workshop and bicycle shelter covers an area of 22m² / 236ft². A south-facing door provides entry to this outbuilding which currently has a fixed workbench and shelving, electric supply and additional north and west-facing windows providing plenty of natural light.



Conservatory – 7.2m x 3.1m / 23'7" x 10'2"

The driveway continues around the house and also leads to the south-facing conservatory which was added in 2011. This has been constructed with a block and render base and has uPVC double glazed wall and ceiling windows and French doors and hardwood / laminate flooring throughout.

Two further south-facing access doors lead into the lounge / dining room and the entrance hall. The hall leads to the downstairs bedrooms, lounge / dining room, kitchen and separate shower rooms on the ground floor whilst a central feature staircase leads on to the first and second floors.



Lounge / Dining Room – 4.5m x 4.3m / 14'9" x 14'1"

This room, with period features including a Georgian fireplace that now houses a wood burner, is presently used as a breakfast room for residents of the guesthouse but could alternatively be used as a lounge or dining room. South-facing double-glazed uPVC French doors returning to the conservatory provide plenty of daylight and with fully fitted carpet.



Bedroom 1 – 4.5m x 4.3m / 14'9" x 14'1"

This first bedroom again has period features including a Georgian fireplace that is not currently in use, can easily accommodate a double, however, it presently sleeps three as part of the guesthouse with a double and

single. A large south-facing uPVC sash window allows ample sunlight throughout the day; with alcove shelving and fully fitted carpet.



Bedroom 2 – 4.5m x 3.7m / 14'9" x 12'1"

The second downstairs bedroom also has a large feature fireplace that is not in use at the moment, north-facing uPVC French doors leading directly to the rear garden, fitted storage cupboards and fully fitted carpet. This room currently sleeps four as there is ample space for the current

configuration of a double and bunk beds as a family room.



2 Separate Shower Rooms

These 2 separate shower rooms provide the facilities for bedrooms 1 and 2; whilst not en-suite, they are located conveniently nearby and have only recently been refurbished to a high standard. Both provide built-in showers, wash basins and WC with ceramic tiled flooring and waterproof walling.



Kitchen – 4.5m x 3.7m / 14'9" x 12'2"

The kitchen has been refurbished to locally accepted commercial standards in order to obtain its relevant commercial permits. With a north-facing double-glazed uPVC sash window, there is an array of stainless-steel overhead

and undercounter storage units with a central island for service deliver. There is more than adequate space for undercounter fridges and freezers and a Stoves Richmond 5-ring gas cooker, electric grill and double electric oven.

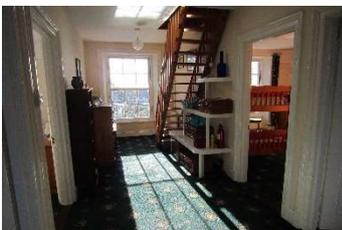


Office / Store – 3.4m x 3.3m / 11'2" x 10'10"

Leading off from the west of the kitchen is an office / storage area with west and south-facing uPVC windows, vinyl tiled flooring, a built-in desk and shelving.

Bedroom 9 – 4.65m x 3.4m / 15'3" x 11'2"

This area has been converted into a bedroom for the present owner, though it would be quite simple for it to be reused with another purpose in mind; with north facing double-glazed French doors, carpet and a small cloakroom with handwash basin and WC.



The central staircase leads from the entrance hall to the first floor with both south and north facing double glazed sash windows giving ample light to the spacious first floor landing leading to...



Bedroom 3 – 4.2m x 3.7m / 13'9" x 12'2"

This double bedroom is located to the rear of the property with large double glazed sash windows, fitted carpets and an en-suite bathroom comprising of a shower, hand wash basin and WC.



Bedroom 4 – 4.1m x 4.28m / 13'5" x 14'1"

Almost mirroring bedroom 3, this double bedroom is located to the front of the property overlooking the gardens, with large double glazed sash windows, fitted

carpets and an en-suite bathroom comprising of a shower, hand wash basin and WC.



Bedroom 5 – 4.55m x 4.3m / 14'11" x 14'1"

This large bedroom currently sleeps 4 guests, with a double and bunk beds, whilst still leaving ample space. There is a feature fireplace not in use at the moment, fitted carpets and a large south-facing double-glazed

sash and smaller double-glazed west-facing window. Whilst this room is not en-suite, there is a large family bathroom presently dedicated for guests of this family bedroom.



Bedroom 6 – 4.67m x 3.7m

Similar to bedrooms 3 and 4, this double bedroom is located to the rear of the property overlooking the gardens, with large double glazed sash windows, fitted

carpets and an en-suite bathroom comprising of a shower, hand wash basin and WC.



Family Bathroom

Recently refurbished, this family bathroom, which currently services bedroom 5, has a north-facing window, linoleum flooring and waterproof walls; with a bath with shower overhead, handwash basin and WC.



WC

There is another independent WC is located on the first floor landing adjacent to where the hot water cylinder is separately housed. The first floor landing then has another staircase at the south end leading to the attic floor.



Bedroom 7 – 4.1m x 3.9m / 13'5" x 12'10"

Generally, the attic floor is let out as a whole and not individually as the wash facilities are located in bedroom 8.

This attic bedroom has south-facing Velux windows with built-in blinds, fitted carpets and can

accommodate a double or twin configuration. A north-facing door leads to additional storage space as well as the water tanks located within the eaves of the roof.



Bedroom 8 – 5.3m x 3m / 17'5" x 9'11"

Generally, the attic floor is let out as a whole and not individually as the wash facilities serving bedroom 7 are located within this bedroom. This attic bedroom can accommodate a

single bed and houses a shower unit as well as a separate handwash basin and WC area.



Laundry Room – 3.3m x 2.9m / 10'10" x 9'6"

This ground floor room currently serves as the laundry area for the entire commercial enterprise of le Vieux Clos and is accessible from the rear of the property. The oil-fired boiler providing the central heating and hot water to the house is located here as well as a washing machine and drier and ample drying space.

Outbuildings

The first outbuilding is located almost immediately as soon as you access the property to the west of the plot (B); this workshop has a footprint of approximately 22m² and already has an abundance of built-in shelving as well as a built-in worktop. Access to electricity is already in place, whilst a shelter has been added to the north end of the workshop which is ideal for housing bicycles. Adjacent to the bicycle shelter, there is also a ply store which currently keeps wood for the fire.



Le Vieux Clos Plus Outbuildings



A = Outbuilding 10.6m²

B = Workshop 22m²

C = Outbuilding 9m²



The borehole is housed in a small stone store alongside the original well. To the rear of the house an aluminium outbuilding currently serves as a store for sundry items relating to the operation of the guesthouse but could be used as an alternative; this outbuilding has a footprint of approximately 9m².

Another aluminium outbuilding serves as another workshop with full-length workbenches already installed; this outbuilding has a footprint of approximately 10.6m². There is also another ply store located to the north of the plot which currently houses garden machinery and implements, with the oil tank for the property placed nearby.



Exterior Area



To the west of the house is a small orchard with several apple and pear trees and an olive tree whilst to the north-east of the plot is a vegetable patch and a fruit cage with several varieties of soft fruit established, and a greenhouse located nearby. Amongst these areas to the front and to the rear, there are numerous spots in which to sit, relax and take in the peaceful surroundings.

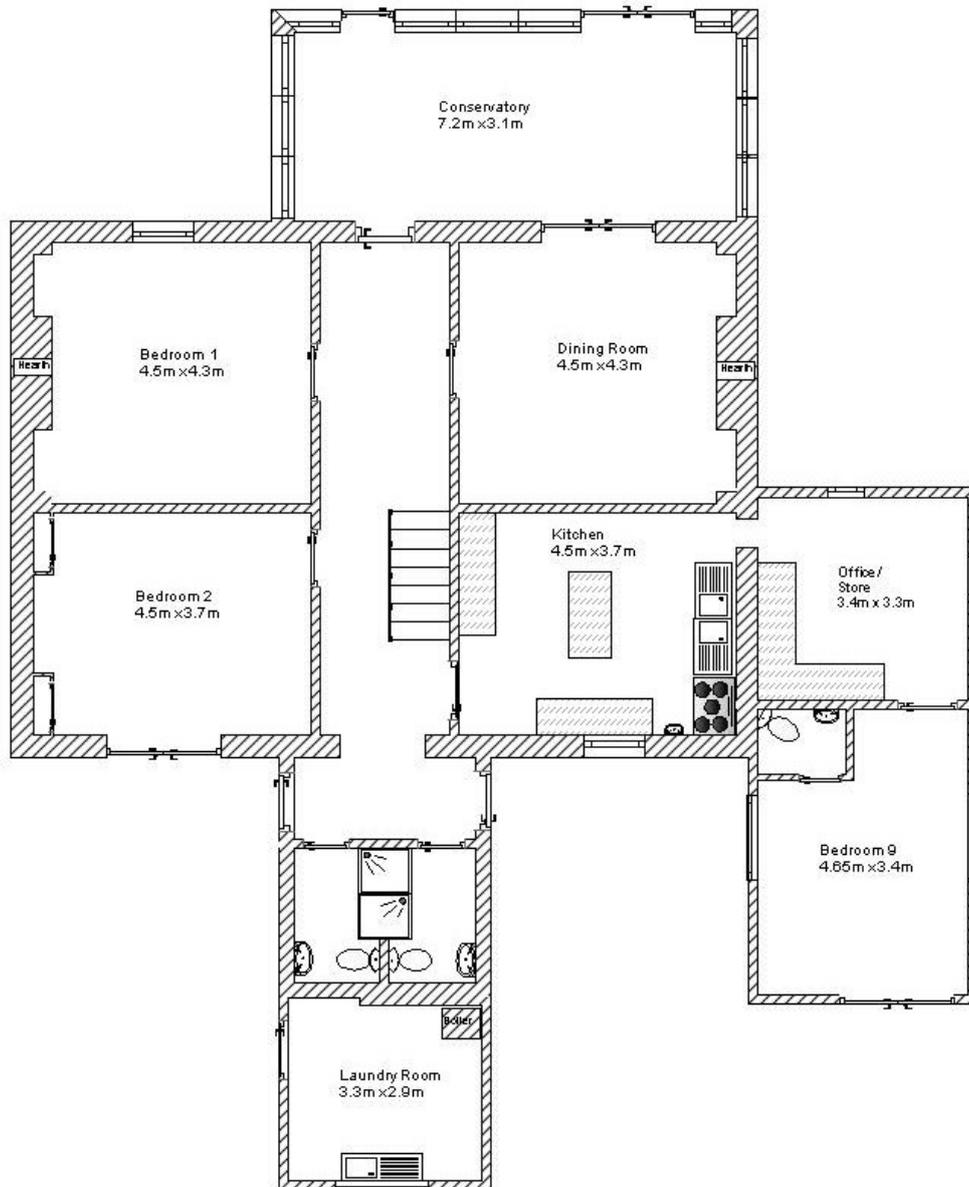


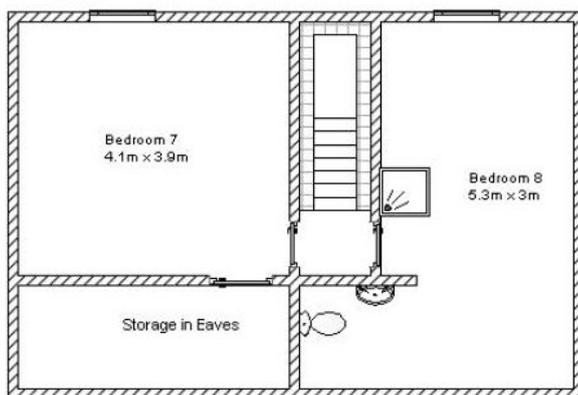
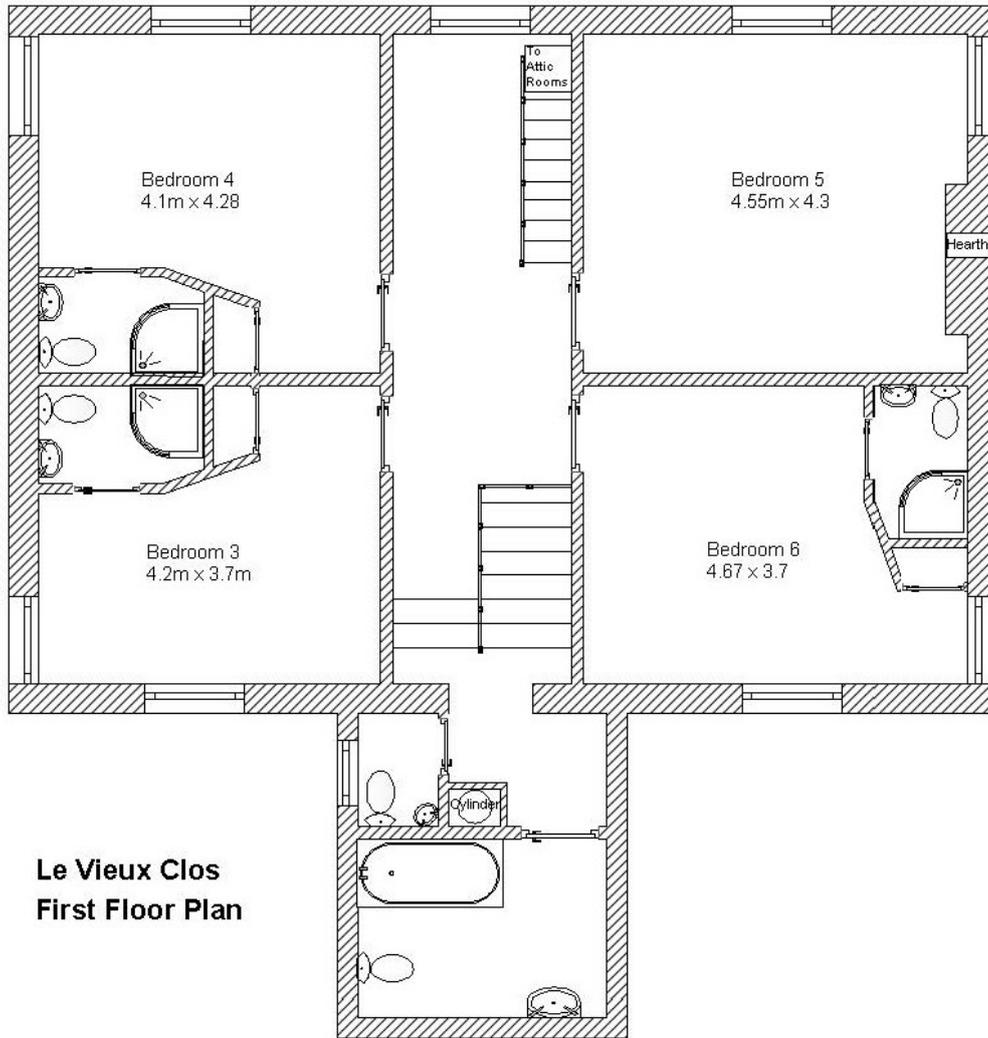
At the front of the house, there is also a fig and mulberry trees as well as a seating area that is currently in use as a beer garden or for guesthouse residents to enjoy.





**Le Vieux Clos
Ground Floor Plan**







Services and details for Le Vieux Clos

Services

Mains electricity serves the property with LPG gas bottles for most aspects of cooking. There is an oil-fired boiler for central heating and hot water; solar panels heat some of the hot water required. Water is provided by its own borehole and with its own filtration system. The property has its own sewage treatment system.

Term

Lease expires 4th June 2049.

Ground Rent:

£220.84 per annum with a 5-yearly RPI increase next due in 2024.

Property Tax

£2,096.00 per annum at the 2023 rate of £16.00 per quarter. The measurements of the property equate to 131 quarters, with 17 of those as total dwelling quarters.

Viewing

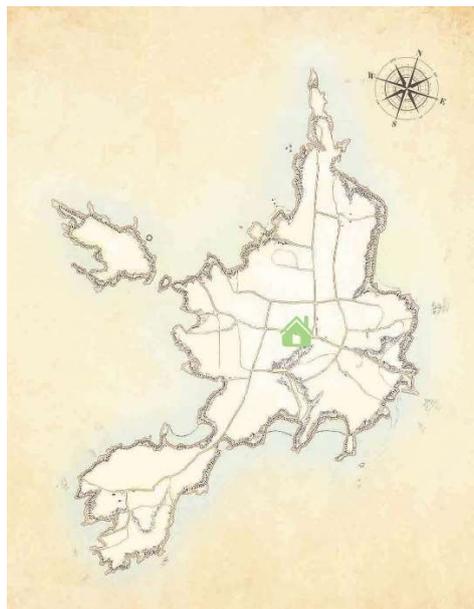
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Possession:

Available subject to arrangement.

Price:

£625,000



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