

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS

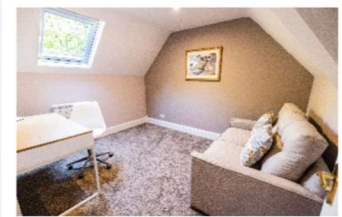


AGENTS FOR

LA PETITE VALETTE

SARK

OPEN MARKET WINTER LET



Price on application

Modern detached house

3 bedrooms

1 bathroom; 2 en-suite bathrooms

Kitchen, dining room / lounge, office, cloakroom

Easterly location

Available October 2024 through March 2025



La Petite Valette is a modern cottage situated on the east coast of Sark, part way up Sark's Harbour Hill, in a prime location with local amenities only a short walk away. The property is in good decorative order having recently been refurbished and benefits from oil-fired central heating whilst being well insulated with double glazing throughout. It is furnished to a high standard throughout and boasts three large bedrooms - two with en-suite bathrooms - a large lounge with a traditional log burner and dining area, a spacious modern kitchen, and a dedicated home office. Surrounded by private, established gardens with plenty of recreational space, La Petite Valette will make a comfortable family home that is also perfect for entertaining family and friends inside and out. Relax in a home away from home with this winter let.



Entrance Hall

Access to La Petite Valette is either from steps leading up from the Harbour Hill or down to the property from the remainder of the Aval du Creux tenement through an east-facing half-glazed door. This leads onto the ...



Cloakroom

With WC, hand wash basin and mirror overhead, a north-facing frosted uPVC window.



Lounge / Dining Area – 6.5 x 5.3m / 21'4" x 17'5"

The spacious lounge / dining area has several large south- and east-facing windows as well as a north-facing French doors providing plenty of natural light and direct access to the gardens. Fitted carpets cover a generous lounge area that focuses on the feature inglenook hearth with working wood burner whilst a Smart TV provides access to all the latest entertainment. A modern 6-seater dining table offers a sizeable area to eat and entertain adjacent to the kitchen.





Kitchen – 4.8 x 4m / 15'9" x 13'1"



Expansive windows to the south and west of the kitchen make this room light and airy whilst a part-glazed south-facing door offers access to the front garden down some wooden steps. This kitchen, with tiled floors throughout, offers copious storage space with undercounter and overhead kitchen cupboards, plenty of countertop, fridge freezer and washing machine. A gas 4-ring, double oven and grill unit with extraction provides the property's cooking facilities. A stainless-steel sink with drainer located in front of one of the large south-facing windows overlooks the Harbour Hill though the kitchen is equipped with a dishwasher as well.



Master Bedroom – 5.6 x 3.9m / 18'1" x 12'10"

The ground floor master bedroom has fitted carpets and ample space for freestanding storage whilst the large east- and west-facing window overlooking the gardens allow for plenty of natural light. Zip and link bed allow for a twin or double configuration.

Master Bedroom En-suite

The spacious en-suite offers a separate shower unit, WC, hand wash basin and mirror overhead, tiled floors throughout and with a west-facing frosted uPVC window.



Hall

The light and airy downstairs entrance hall is where the stairs are located; these lead to the two upstairs bedrooms, family bathroom and home office.



Bedroom 2 – 5.8 x 3.4m / 19' x 11'2"

The second bedroom has north- and south-facing Velux windows, with in-built blinds, allowing plenty of natural light; this bedroom has fully fitted carpets and adequate space for freestanding storage whilst zip and link beds allow for a twin or double configuration.



Bedroom 2 Bedroom En-suite

The spacious en-suite offers bath with shower overhead, WC, hand wash basin and mirror with a north-facing Velux window.



Home Office – 3.4 x 2.8m / 11'2" x 9'2"

The dedicated home office has a south-facing Velux window, fully fitted carpet, an office desk and chair with a comfortable double sofa which also pulls out to a bed and Wi-Fi which provides broadband throughout the property.

Family Bathroom

The spacious family bathroom offers bath with shower overhead, WC, hand wash basin and mirror with a west-facing Velux window.



Bedroom 3 – 4.7 x 4.5m / 15'5" x 14'9"

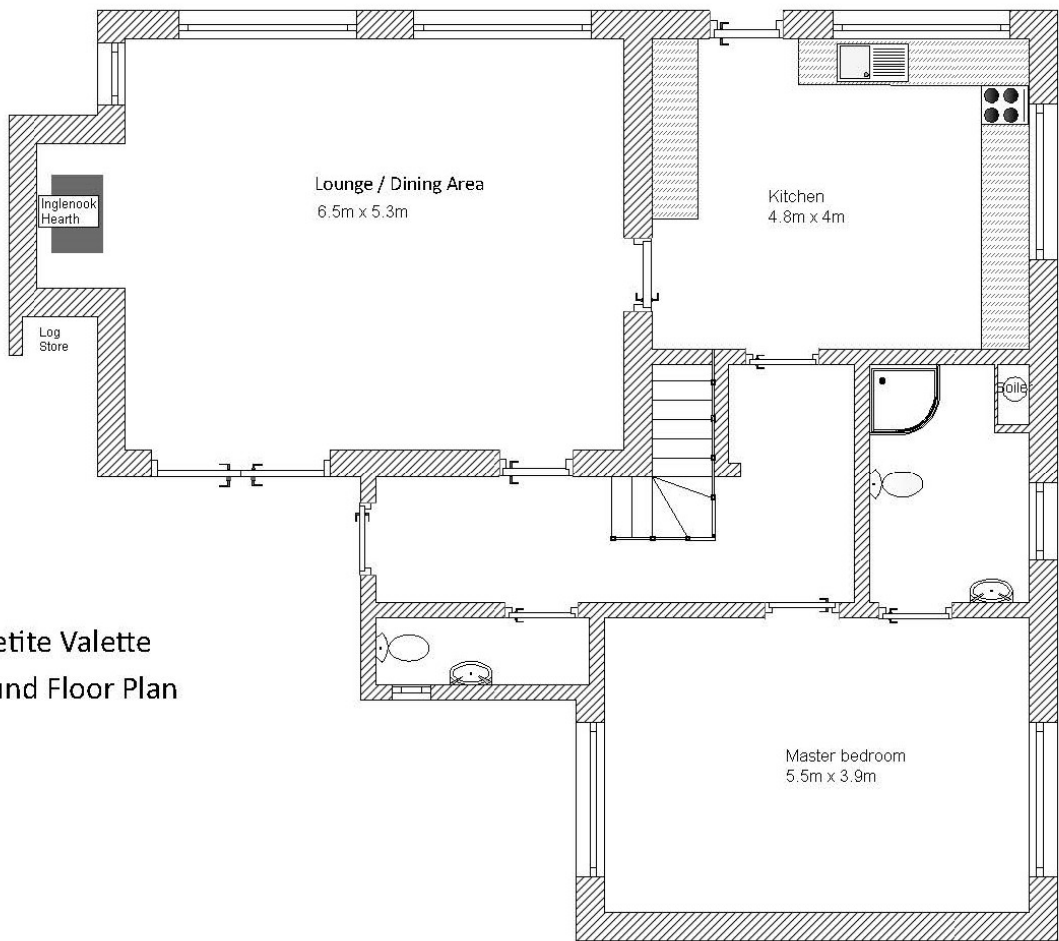
The third bedroom has east- and west-facing Velux windows, with in-built blinds, allowing plenty of natural light; this bedroom has fully fitted carpets and adequate space for freestanding storage whilst zip and link beds allow for a twin or double configuration.



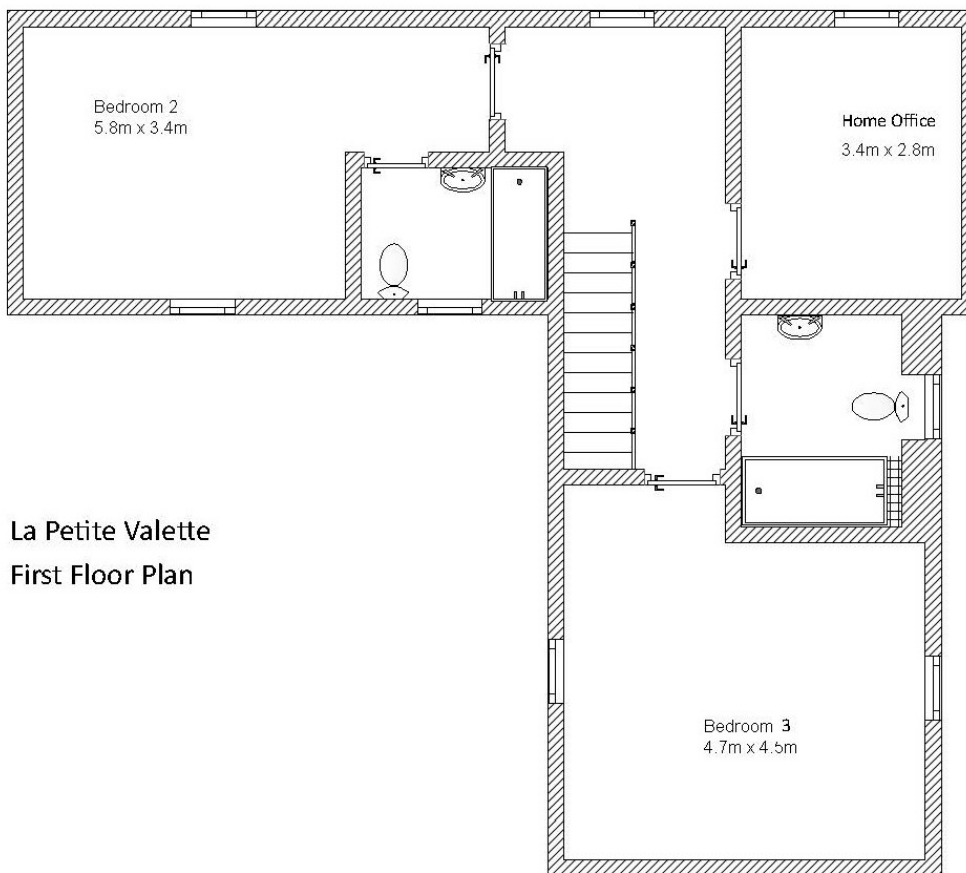
Gardens

Surrounded by private, established gardens with plenty of recreational space, La Petite Valette is perfect for entertaining family and friends inside and out. Surrounded by mature trees and shrubs ensuring privacy, the lawns and various flower beds allow for ease of maintenance and is ideal for sun lounging and outdoor dining areas.





La Petite Valette
Ground Floor Plan



**La Petite Valette
First Floor Plan**



Services and details for La Petite Valette

Services

Mains electricity serves the property. LPG gas bottles for cooking. There is an oil-fired boiler for central heating and hot water. Water is provided by shared borehole. The property has a shared sewage treatment system.

Term

Winter let - October 2024 through March 2025.

Property Tax – to be agreed

£1,317.20 per annum at the 2024 rate of £17.80 per quarter. The measurements of the property equate to 74 quarters for the dwelling house.

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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