

**SARK
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ESTABLISHED 1970



AGENTS FOR

MYRTLE COTTAGE

SARK

OPEN MARKET LEASEHOLD SALE



Price: £450,000

Detached granite cottage

2 en-suite bedrooms

Farmhouse-style kitchen, with open plan dining area
and lounge, downstairs cloakroom

Central location

Lease expires 3rd October 2102 – 79 years remaining

Available immediately



This open market 2-bedroom detached granite cottage was extensively renovated and refurbished in 2009. This dwelling is a fine example of a traditional granite farm building having been lovingly converted to a warm and welcoming family home, enhanced by the addition of character features, subtly combined with modern requirements. This lovely property has oak beams and lintels, oak and tiled flooring, ledge & brace doors with bespoke handles and hinges and granite and stone external walls under a Pantile roof. With features too numerous to mention and an inviting atmosphere, this property is offered in a good condition throughout.

Entrance

Entry is through a shared gate following a slate path leading to the ½ glazed uPVC front door of the cottage. With a small south-facing casement window, tiled floor, recessed overhead lighting, space for coats, boots, etc, with access leading to...

Cloakroom

With a small south-facing casement window, tiled floor, radiator, recessed overhead lighting and white WC and small handwash basin.



Kitchen

Farmhouse-style with an east-facing casement window, tiled floors, a 5-hob, double oven range, integrated dishwasher, under and over counter kitchen units with inset Belfast

sink, integrated upright fridge/freezer, overhead recessed lights, and a separate full-height pantry also housing the washing machine, with open plan access leading to...



Lounge / Dining Area

Double aspect with 4 north and south-facing uPVC sash windows, a log burner, oak flooring, overhead lights, ample space for 2 or 3 sofas as well as dining table and chairs, and open

stairs leading to...



Landing

An oak staircase leads from the lounge up to the first-floor carpeted landing where a south-facing Velux window provides plenty of natural light, with oak doors leading to both bedrooms...



Bedroom 1

With south and north-facing Velux windows, carpeted floor, overhead recessed lighting, space for king-size bed and built-in storage units running the length of the room along with a full height built-in wardrobe.

En-suite Bathroom

With a north-facing frosted sash window, dado panelling and rail, linoleum floors, there is a corner shower unit with sliding doors, a stone wash basin on wooden pedestal unit, WC, a ladder-style towel warmer and recessed overhead lighting.



Bedroom 2

With south and north-facing Velux windows as well as an east-facing casement window, carpeted floor, overhead recessed lighting, space for king-size bed or two singles and a full height built-in storage cupboard.

En-suite Shower Room

With a north-facing frosted sash window, dado panelling and rail, linoleum floors, there is a corner shower unit with sliding doors, a stone wash basin on wooden pedestal unit, WC, a ladder-style towel warmer and recessed overhead lighting.



Exterior

The access to the front of the property is shared with the adjacent property and is bordered to the road by post-and-rail fencing under planted with eucalyptus hedging, and has a paved path bordered by lavender and small lawned areas. A further garden area to the north of the property is also enclosed by post-and-rail fencing allowing for ease of maintenance. Gas bottles for cooking are located in a wooden housing unit on the east gable end, whilst a sizeable outbuilding/storage area with a separate entrance is located on the west gable end of the cottage which offers storage for bicycles, outdoor furniture, or such like, and also houses the boiler and hot water cylinder.



Services and details for Myrtle Cottage

Services

Mains electricity, LPG gas bottles for cooking, oil-fired boiler for central heating and hot water, a shared metered, filtered borehole and septic tank drainage.

Lease

Expires 3rd October 2102.

Ground rent

£686.31 per annum as of 2024 with an annual RPI increase.

Property Tax

£789.60 per annum at the 2024 rate of £16.80 per quarter. The measurement of the property equates to 47 taxable Sark 'quarters'.

Viewing

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

Possession

Available immediately.

Price

£450,000



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