

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

**PRÉ DU VIVIER**

**SARK**

**LOCAL MARKET LEASEHOLD SALE**



Price: £300,000

Block and render two-storey house with wooden cladding

4 bedrooms

Utility room, kitchen, lounge,

Family bathroom, shower room

Westerly location

Lease expires 30<sup>th</sup> September 2080

Available by arrangement



Pré du Vivier is a block and render timber-frame house with partial external wooden cladding. The property has been finished to very high standards throughout and is a spacious and immaculately presented local market house. Surrounded by mature trees and established gardens offering complete privacy, Pré du Vivier would make an enviable and comfortable family home. The property is situated to the west of the island and part of the gardens overlooks La Seigneurie duck pond.

Pré du Vivier is in excellent condition and tastefully decorated throughout. It has a purpose-built utility room, fully fitted kitchen / diner and a large lounge, with a family bathroom downstairs and a family shower room upstairs. Its four bedrooms provide plenty of space for family or visitors, whilst the large garden and patio area is also perfect for entertaining family and friends.



**Utility Room – 2.35m x 3.13m / 7'9" x 10'3"**

A functional area accommodating entry to the property through a half-glazed uPVC stable door, the utility room has fully fitted wooden overhead and undercounter units providing plenty of storage facilities. With a stainless-steel sink and drainer with mixer flow tap, laminate work

surfaces, the fitted units allow for housing of a washing machine and tumble dryer whilst leaving ample space for coats and shoes.



**Kitchen – 6.18m x 3.7m / 20'3" x 12'2"**

A spacious room with access from the utility room as well as French doors leading to the south-facing patio area, an east-facing and a large south-facing window also provide lots of natural light. The kitchen is fully fitted with laminate surfaces and ¾ tiled walls, 1.5

stainless steel sink unit and drainer with mixer flow tap, a cooking range with 6-ring gas burner, double oven and separate grill, dishwasher, freestanding fridge/freezer, phone and TV sockets. Double doors lead into the lounge whilst a single door leads to the stairs and family bathroom.



**Lounge – 4.74m x 4.78m / 15'7" x 15'8"**

Double doors lead from the kitchen into the lounge which has fitted carpets whilst a single door leads from the lounge to the stairs and the family bathroom. A storage cupboard which is



located under the stairs provides additional storage space





whilst large west and south-facing windows again provide plenty of natural light.

### Entrance Hall and Staircase

A north-facing half-glazed door opens into an entrance hall providing access to the lounge, kitchen, family bathroom and staircase.



### Family bathroom

A north-facing frosted window offers natural light as well as privacy whilst a white bathroom suite includes a large bath with mixer taps and hand-held shower attachment, wash basin and low flush WC. Partially tiled and with wooden flooring tiled throughout, there is also a thermostatically controlled towel rail/radiator, mirror, electric shaving point and overhead light.

### Hall

A wide staircase leads from the entrance hall up to a spacious landing with north and west-facing windows.

### Bedroom 3 – 4.08m x 3.27m / 13'5" x 10'9"

Spacious double bedroom with double aspect, overlooking front and side of the garden. Fitted wall-to-wall carpets, down lights and TV connection point.



### Bedroom 2 – 3.07m x 3.27m / 10'1" x 10'9"

Another double bedroom, this aspect solely south-facing overlooking the garden. Also, with fully fitted carpets and a TV connection point.



### Shower Room

With wooden floors, this double shower also has fully tiled walls, a white low flush WC and integrated hand wash basin, radiator and electric shaving point and light.

### Master Bedroom – 4.46m x 3.27m / 14'8" x 10'9"

A fully fitted carpeted bedroom, with double aspect to the east and south again overlooking the garden.





**Bedroom 4 – 3.3m x 3.28m / 10'10" x 10'9"**

The fourth bedroom can comfortably accommodate a single bed with fitted storage and carpets, and an east-facing window overlooking the gate to the property.

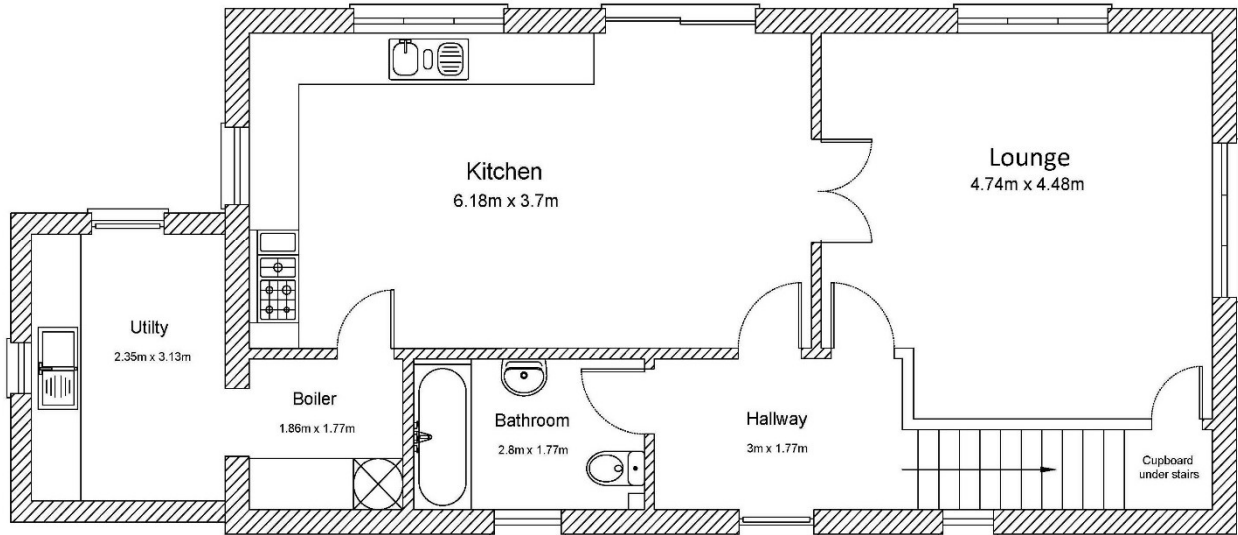
**Patio and Garden Area**

Steps to the east of the house lead from the lane, through the gate, into the gardens which surround the property on all four sides. A small shed to the left as you enter the property houses the water filtration system whilst there are another two outbuildings to the south of the gardens. The house is bordered by gravel walkways as well as stone patios and paving and is ideal for sun lounging and outdoor dining areas. Whilst the lawned area overlooks La Seigneurie duck pond, mature trees and shrubs enclose the private garden.

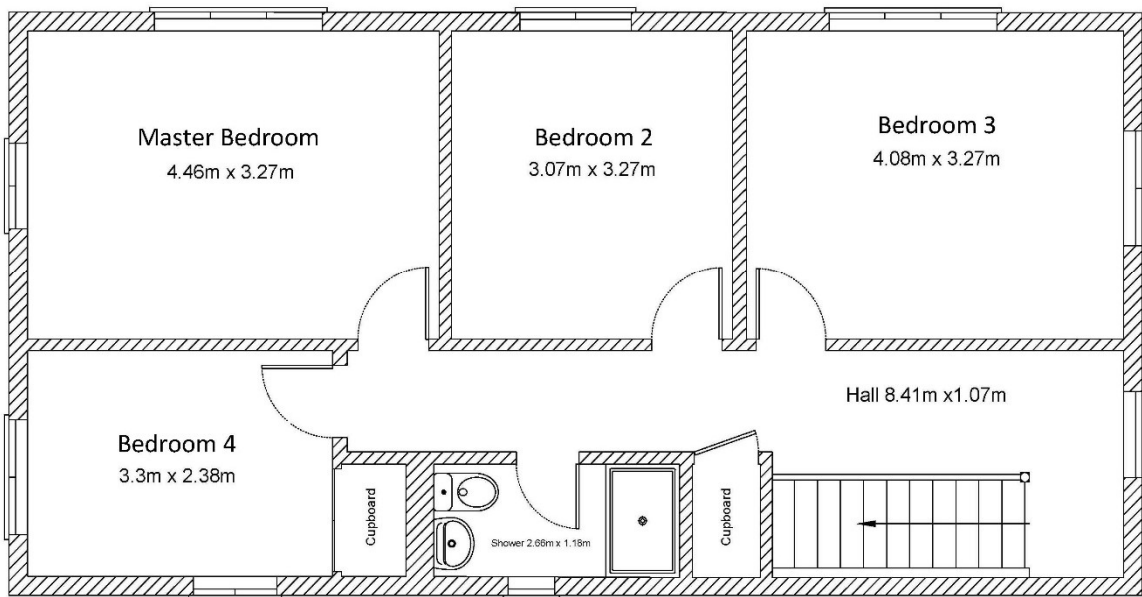




**Pré du Vivier  
Ground Floor Plan**



**Pré du Vivier  
First Floor Plan**





## Services and details for Pré du Vivier

### Services

Mains electricity, oil-fired central heating and hot water, LPG gas bottles, shared borehole courtesy of the Lessors, soak-away with sealed pit.

### Term

Lease expires 30<sup>th</sup> September 2080.

### Ground Rent:

To be determined with the Lessor.

### Property Tax

£873.60 per annum at the 2024 rate of £16.80 per quarter. The measurements of the property equate to 52 quarters for the house and outbuildings.

### Viewing

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

### Possession:

Available by arrangement.

### Price:

£300,000.



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