

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

PRE DE LA VILLE

SARK

OPEN MARKET LEASEHOLD SALE



Price: £150,000

Cedar clad, timber-frame bungalow

3 bedrooms

Entrance hall, open-plan lounge / dining room, kitchen,
family bathroom, shower room and dormer office

Central location

Lease expires 15 years from commencement date

Possession by arrangement



Pre de la Ville is a cedar clad, timber-frame open market bungalow with south-facing rural views overlooking a well-tended agricultural field, centrally located on Sark, close to the main amenities of the island. With three bedrooms, this property offers a unique opportunity to make an ideal family home. The property is in good decorative order and benefits from oil-fired central heating whilst being well insulated with double glazing throughout. Surrounded by private, established gardens with plenty of recreational space, the property would make a comfortable family home that is also perfect for entertaining family and friends inside and out.



Entrance Hall

Access to Pre de la Ville is from the north of the property with shared access to the adjacent plot through the garden with the front door located to the east of the property. This leads onto the ...

Family Shower Room

With a frosted north-facing window, tiled walls and flooring, this bathroom has a double shower unit, handwash basin, WC and heated towel rail.



Open-Plan Lounge – 6m x 4m / 19' 8" x 13' 1" / Dining Area – 3.6m x 2.1m / 11' 10" x 6' 11"

The spacious lounge has floor to ceiling south facing windows with double sliding doors leading onto the patio overlooking the adjacent field, offering lots of natural light all day as well as several west-facing windows. A feature fireplace offers housing for a wood burner unit. There is ample space for a dining area. Access leads directly into the kitchen.



Kitchen – 3.2m x 2.5m / 10' 6" x 8' 2"

With a north-facing window, the kitchen offers ample storage space with undercounter and overhead kitchen cupboards and plenty of counter-top space. With tiled flooring, there is space and plumbing for a washing machine and fridge, an electric hob, an oil-fired range with double oven, solid top range, as well as a stainless-steel sink with drainer. The internal boiler is also located within the kitchen.





Hall

Leading from the lounge, the inner hall accesses the three bedrooms and the second family bathroom as well as loft hatch access to the dormer office on the first floor.



Master Bedroom – 4.7m x 3.7m / 15' 5" x 12' 2"

The double master bedroom has fitted carpets and ample storage space with two built-in wardrobes whilst the two large south- and east-facing windows overlooking the garden and adjacent field allows for lots of natural light.



Bedroom 2 – 2.8m x 3.9m / 9' 2" x 12' 10"

The second bedroom has a large east-facing double-glazed window that allows plenty of natural light overlooking part of the garden;

this double bedroom has fitted carpet and a double built-in wardrobe.



Bedroom 3 – 1.7m x 2.5m / 5' 7" x 8' 2"

The modest third double bedroom has a south-facing window that allows plenty of natural light and overlooks the south garden; this room has fitted carpet and built-in storage.



Dormer Office – 6.4m x 3.5m / 21' x 11' 6"

Accessed via a loft hatch with ladder, the spacious first floor office has views out across the gardens and adjacent field to the south from the dormer window. There is also an entry to the loft area which has some boarding for storage.

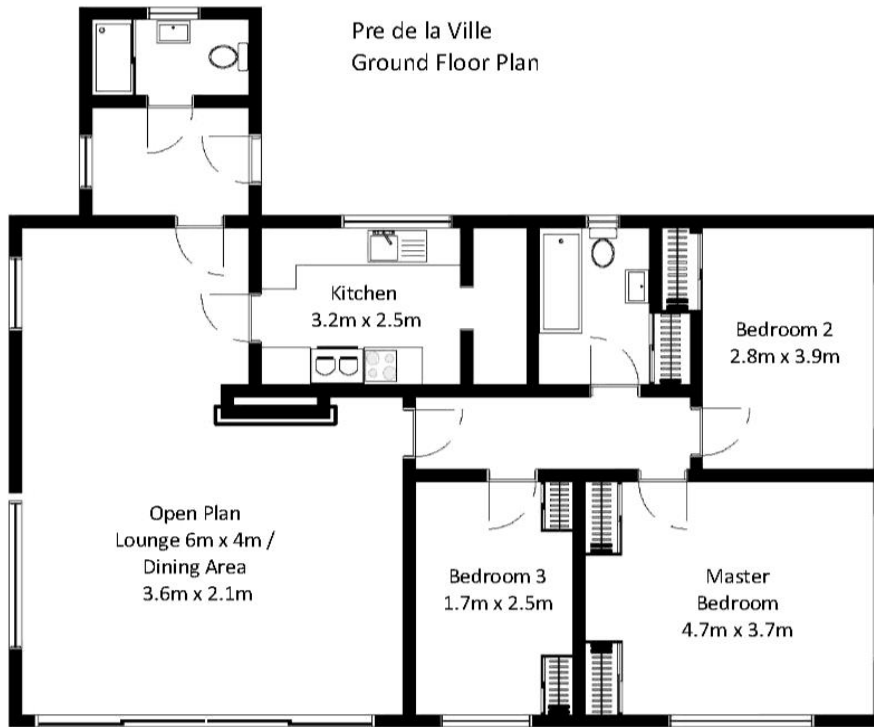


Gardens

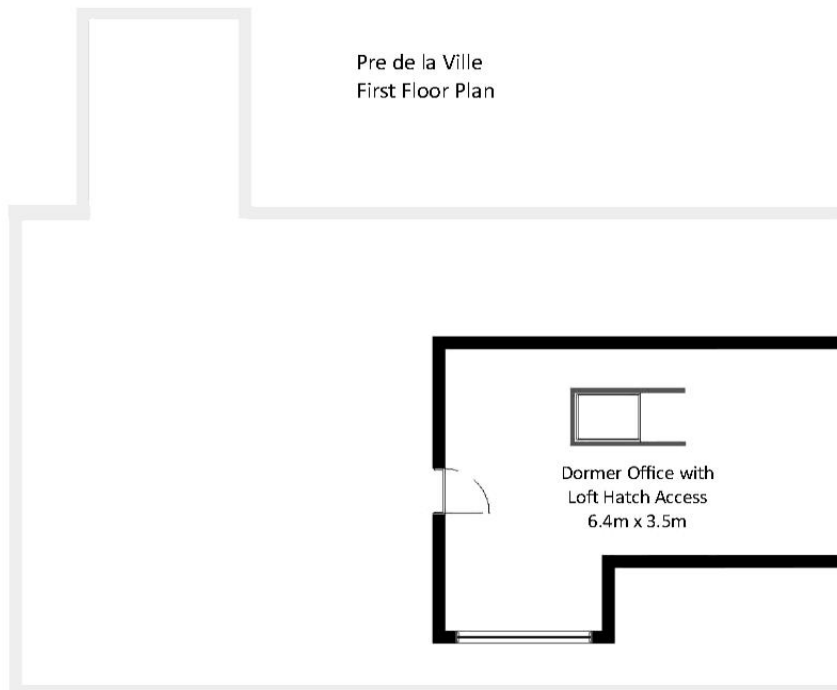
Pre de la Ville is surrounded by mature trees and shrubs ensuring privacy, whilst the lawns and flower beds allow for ease of maintenance and is ideal for sun lounging and outdoor dining areas. Two large sheds are also located to the west of the property providing ample storage for garden implements and other outdoor equipment, whilst the borehole is located within the garden.



Pre de la Ville
Ground Floor Plan



Pre de la Ville
First Floor Plan





Services and details for Pre de la Ville

Services

Mains electricity serves the property, an oil-fired range for cooking and an electric hob with an oil-fired boiler for central heating and hot water, its own borehole and a sealed cesspit.

Term

Lease expires 15 years from commencement with requisite works to take place within a limited time frame.

Ground Rent:

£1,500 per annum with a 5-yearly RPI increase.

Property Tax

£1,075.20 per annum at the 2024 rate of £16.80 per quarter. The measurements of the property equates to 64 domestic taxable Sark 'quarters'.

Viewing

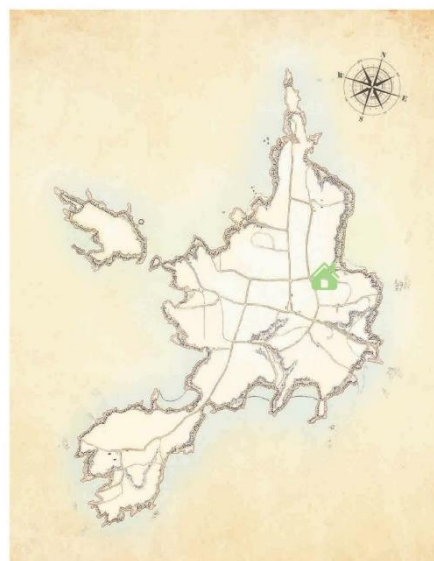
Strictly by appointment only through Sark Estate Agents as the Vendor's agents.

Possession:

Available subject to arrangement.

Price:

£150,000



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