

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

CLOS DE DIXCART

SARK

OPEN MARKET FREEHOLD



Price: OIRO £825,000

A freehold plot of land encompassing two open market properties:
Clos de Dixcart, a 3-bedroom house, and The Den, a 2-bedroom bungalow,
on approximately an acre of land

Central location

Vacant possession subject to arrangement.



A rare opportunity to acquire a substantial and versatile freehold estate in the heart of Sark. Clos de Dixcart du Manoir sits within approximately one acre of private, sheltered grounds originally ceded from Seigneurie land in the 1930s. Accessed via a shared hard-core track from Mill Lane - shared only with the neighbouring property, The Colt - the property offers tranquillity and seclusion while remaining conveniently central.

Two open market dwellings form the core of the property: Clos de Dixcart, a charming and modernised 3-bedroom home rebuilt in 1999, and The Den, a beautifully finished 2-bedroom bungalow completed in 2021. The property also includes a stable, tack room, garage, workshop and a south-facing paddock. With established gardens, terraces, mature trees and attractive landscaping, the setting is perfect for multi-generational living, guest accommodation, or peaceful island retreats. Buyers seeking Sark's unique combination of tranquillity, heritage environment, absence of cars and favourable tax conditions will find this an exceptional and rarely available offering.





Clos de Dixcart

Clos de Dixcart is a rendered block and stone 3-bedroom detached house with an artificial slate roof and is approached via a shared access track from one of the island's principal thoroughfares.



Entrance Hall – 2m x 2.3m / 6' 7" x 7' 7"

Entry is through a partially glazed north-facing front door leading through to access the kitchen, lounge, shower room and workshop as well as a staircase

leading to the first floor, with flagstone floors.



Open-Plan Kitchen / Dining Area – 5.4m x 4.7m / 17' 9" x 15' 5"

A fitted kitchen with triple aspect north-, south- and east-facing windows and a south-facing glazed door leading to the immediate gardens provides lots of natural light. Solid flagstone floors compliment this farmhouse-style hub of the

family home. Wooden under and over counter cupboards offer plenty of storage; with a stainless-steel sink and drainer with mixer flow tap, oil-fired range cooker and an undercounter fridge. The spacious open aspect dining area provides ample room currently with a 4-seat dining table, sofa area and desk.



Lounge – 3.8m x 4.2m / 12' 6" x 13' 9"

Triple aspect south-, east- and west-facing windows provide plenty of natural light, with fitted carpets and a feature open fireplace.



Cloakroom

A small north-facing window provides ample natural light, with flagstone floors with a corner shower unit, hand wash basin and a WC.



Office / Workshop – 4.1m x 4.7m / 13' 5" x 15' 5"

A feature arched double door leads to the front of the house: this spacious area could be used for a multitude of purposes though currently in use as an office, with fitted shelving and partial flagstone floors.



Landing – 6m x 2.2m / 19' 8" x 7' 3"

The unique staircase leads from the Entrance Hall to the first floor where there is a spacious and light landing providing access to the three upstairs bedrooms and the family bathroom.

Master Bedroom – 4.6m x 4.2m / 15' 1" x 13' 9"

The master bedroom has fitted carpets, full length storage access, alcove shelving, a south-facing Velux window as well as a west-facing fully glazed door providing direct access to the gardens.



Bedroom 2 – 3.6m x 4.8m / 11' 10" x 15' 9"

A generous room with dual aspect windows overlooking the gardens, with fitted carpets and an in-built wardrobe storage unit.



Bedroom 3 – 3.1m x 2.4m / 10' 2" x 7' 10"

This single bedroom has a north-facing Velux window, fitted carpets and an in-built wardrobe storage unit.

Family Bathroom

The bathroom has two north-facing windows, carpeted and wooden floors, with a fitted bath and shower tap, WC, and floating handwash basin.



Clos de Dixcart Gardens

Clos de Dixcart is approached via a tractor track leading past a garage and workshop whilst a stable, tack room and wood store are located directly opposite the property. The house is surrounded by gravel paths and various lawned terraces with several outdoor dining areas. Well-established bordering shrubs and hedging means that privacy is ensured.

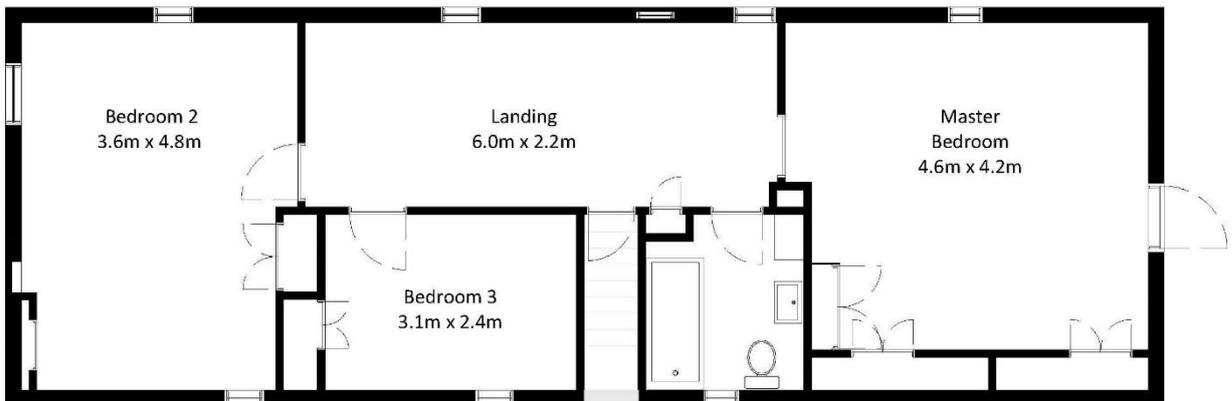




Clos de Dixcart
Ground Floor Plan



Clos de Dixcart
First Floor Plan





The Den

The Den is a timber-frame, cedar shingle clad, 2-bedroom bungalow, again with an artificial slate roof.

Entrance Hall – 1.5m x 4.2m / 4' 11" x 13' 9"

A west-facing stable door provides access to all rooms in the property: both bedrooms, the open plan kitchen / diner / lounge and utility room.



Utility Room – 1.7m x 1.9m / 5' 7" x 6' 3"

This storage area houses the hot water cylinder and washing machine and useful for household equipment.



Master Bedroom – 3.8m x 3.6m / 12' 6" x 11' 10"

Double glazed French doors overlooking the east of the property lead to an outdoor balcony and provides lots of natural light. With wood effect flooring and a built-in wardrobe.

Bedroom 2 – 3.8m x 2.6m / 12' 6" x 8' 6"

This double room with dual aspect west- and north-facing windows, wood effect flooring, a built-in wardrobe as well as a built-in shelving alcove.



Family Bathroom

The family bathroom has a small, double-glazed east-facing window, wood effect flooring and with a walk-in shower unit, WC and hand wash basin.

Open-Plan Kitchen / Diner / Lounge – 6.7m x 3.9m / 22' x 12' 10"

A fully fitted kitchen dominates the



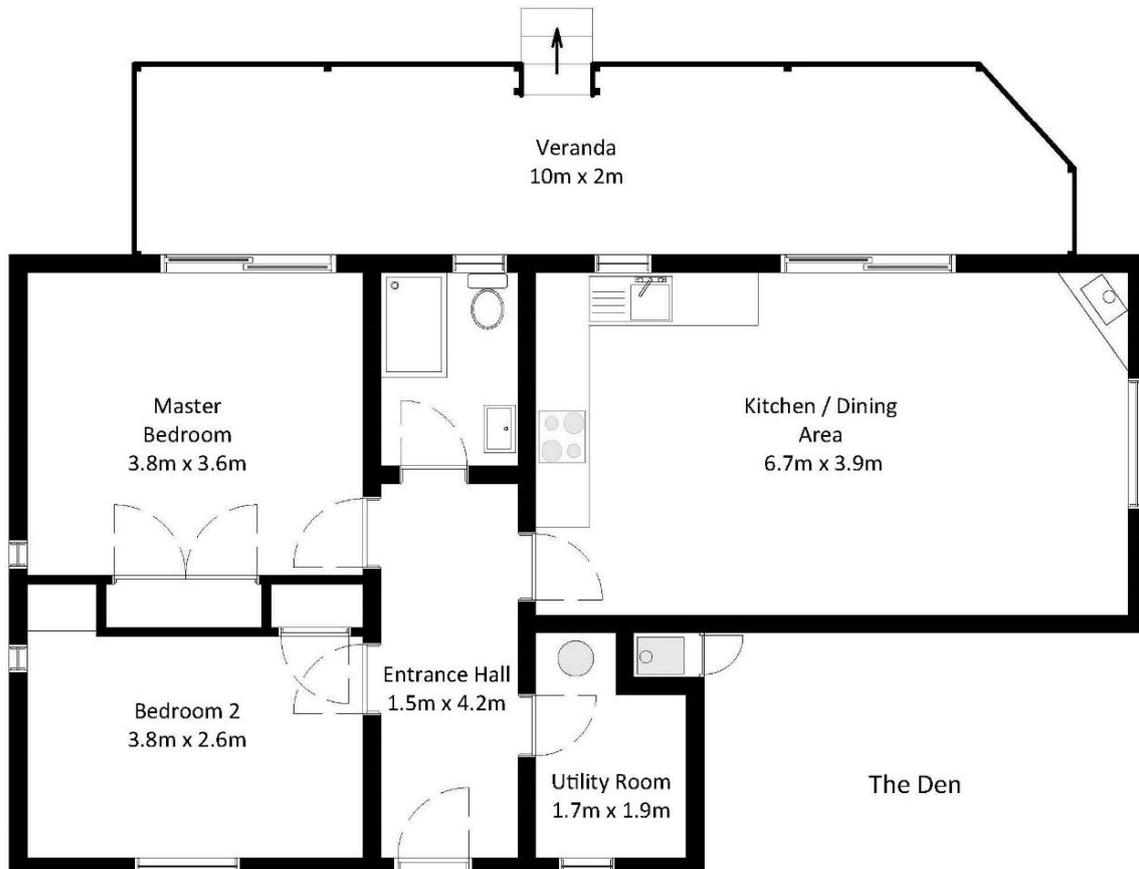
northern corner of this room whilst the dining table borders the lounge area. The double height ceiling ensures that this spacious room is the heart of this home. Overhead and undercounter fitted kitchen units provide plenty of storage space, with an integrated electric oven and 4-ring gas hob, a



stainless-steel sink unit and drainer with mixer flow tap, dishwasher and undercounter fridge. The generous open aspect dining area has ample space for a 4-chair dining table before leading to the lounge area. Double glazed French doors overlooking the east of the property lead to an outdoor balcony, again providing lots of natural light; with wood effect flooring throughout and a small wood burner unit located in the south-east corner of the room.

The Den Gardens

Whilst The Den shares its approach with Clos de Dixcart, it has its own private balcony overlooking the east of the property.





Services and details for Clos de Dixcart

Services

The two properties have access to mains electricity. The water supply is presently catchment water with an 8,000-gallon underground, concrete tank with additional water storage elsewhere whilst an interconnected soak-away provides sewage disposal for Clos de Dixcart and The Den. A shared oil-fired boiler provides Clos de Dixcart and The Den heating and hot water, with solar panels also contributing towards the heating of water at The Den, and an oil-fired cooking range assisting in heating water as well at Clos de Dixcart. LPG gas bottles are also used for cooking in both properties.

Term

Freehold.

Ground Rent:

None.

Property Tax

Clos de Dixcart: £1,241.60 per annum at the 2026 rate of £19.40 per domestic 'quarter'. The measurements of the property equate to 60 quarters for the house and 4 quarters for the outbuildings.

The Den: £446.20 per annum at the 2026 rate of £19.40 per domestic 'quarter'. The measurements of the property equate to 23 quarters for the house.

Viewing

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

Possession:

Possession by arrangement.

Price:

OIRO £825,000



**SARK
ESTATE
AGENTS**

ESTABLISHED 1970



We are here to help with every aspect of your island move.

For a more comprehensive and detailed list of all residential
and commercial properties available to purchase or rent
please contact us or visit

www.sarkestateagent.com



Sark Estate Agents Ltd is registered with the Guernsey Financial Services Commission
These details are the property of Sark Estate Agents Ltd and are not for reproduction without permission; they are issued on the implicit understanding that all negotiations concerning this property are conducted through this Agency and whilst care is taken in setting out these details we do not guarantee their accuracy, nor do they form a contract or any part thereof.