

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

LES MERISIERS

SARK

OPEN MARKET LEASEHOLD



Price: £650,000

Dormer-style block render and granite open market house

3 bedrooms

2 en-suite; 1 cloakroom

Boot room, kitchen/dining room, utility room, entrance hall,

lounge, laundry room, airing room

Central location

Lease expires 22nd April 2082

Vacant possession subject to arrangement.



Centrally located in a private residential cul-de-sac and surrounded by established gardens, Les Merisiers is a detached block and render and granite open market house. This immaculately presented property would make a desirable and comfortable family home, which is also perfect for entertaining family and friends.

The house has been finished to a very high standard in all respects and includes cherry hardwood doors, skirting boards and an impressive feature stairway. Les Merisiers is in excellent condition and very tastefully decorated throughout. Each window and external door have individually controlled electric aluminium shutters whilst each room has underfloor heating controlled by separate thermostats alongside air conditioning units. It has a fully fitted kitchen with a spacious open-plan dining area and direct access to the brick paved front garden area likewise with the generous lounge – ideal for indoor/outdoor socialising. Its three bedrooms provide plenty of space for family or visitors.

Boot Room

Tiled floors and in-built cupboards allow for the storage of outdoor clothing and footwear and leads to the kitchen / dining area.



Open-Plan Kitchen / Dining Area – 2.9m x 2.6m / 9'6" x 8'6"

Fully fitted kitchen with double north-facing sash windows providing lots of natural light. Solid granite work surfaces and splashbacks, 1.5 stainless steel sink unit and drainer with mixer flow tap, 5-ring ceramic hob with extraction, single fan assisted oven,

dishwasher, freestanding fridge, phone and TV sockets. All appliances are Miele. The spacious open aspect dining area with a tiled floor and double south-facing patio doors leads to the paved area and the gardens whilst another door leads to ...



Utility Room – 2.7m x 4.6m / 8'10" x 15'1"

A spacious area with fully fitted units providing plenty of storage, this area also houses the boiler unit as well as two hot water cylinders, one of which simply requires solar panels to be re-instated which supplements the hot water supply.



Entrance Hall – 4.6m x 4.2m / 15'1" x 13'9"

The kitchen / dining area leads onto the large principal entrance hall, with tiled floors, leading to the lounge, the ground floor en-suite bedroom, a separate WC and small under stair storage area.



Cloakroom

Tiled floor and ½ tiled walls and a small north-facing sash window providing adequate natural light; with floating wash hand basin and a wall-hung WC.



Bedroom 3 – 6.7m x 4.6m / 22' x 15'1"

A generous room with dual aspect sash windows overlooking the rear and east of the property. Fitted carpets and lamp circuit system, with freestanding wardrobe storage unit which matches the bed and double bedside units.



En-suite

Fully tiled floor and walls, with corner multi-jet shower unit with wall-hung WC, floating bidet, hand wash basin and storage unit and wall-mounted heated towel rail.



Lounge – 6.7m x 8.5m / 22' x 27'10"

The expansive lounge has fitted carpets, a lamp circuit system and a feature granite fireplace housing a large wood-burning raised stove. South-facing



windows and 3-panel French doors provide plenty of natural light, and these lead out to the outdoor paved area and gardens.

Landing

The carpeted first floor landing leads from the Entrance Hall and provides access to the two first-floor bedrooms, the airing room and laundry room.





Master Bedroom – 5.1m x 8.7m / 16'9" x 28'7"

This vast master bedroom offers not only a place to sleep but several smaller areas such as perhaps a dressing area or a reading area. It has fully fitted carpets, a lamp circuit system, dual aspect east and west-facing

sash windows as well as a fitted 5-door wardrobe and other fitted units providing plenty of shelf and drawer storage.



En-suite

This grand bathroom has two north-facing sash windows, fully tiled floor and walls, with a double person corner multi-jet shower unit as well as an enclosed jet bath with wall-hung WC, floating bidet, hand wash basin and storage unit and wall-mounted heated towel rail.

Laundry Room

This laundry room, with a tiled floor, houses the washing machine and tumble dryer – both appliances are Miele - meaning your clothes need never go down the stairs – one step indoor laundering.



Airing Room

The airing room with a north-facing sash window and fitted units provides ample storage and airing facilities.



Bedroom 2 – 5.9m x 5.1m / 19'4" x 16'9"

This spacious double bedroom has dual aspect north and south-facing uPVC sash windows, overlooking front and rear of the property; with fitted wall-to-wall carpets and a lamp circuit system. A west-facing door leads to the bedrooms own private balcony (2.7m x 7m / 8'10" x 22'11") with north, south and westerly views out across the cul-de-sac and the neighbouring field.





Patio and Garden Area

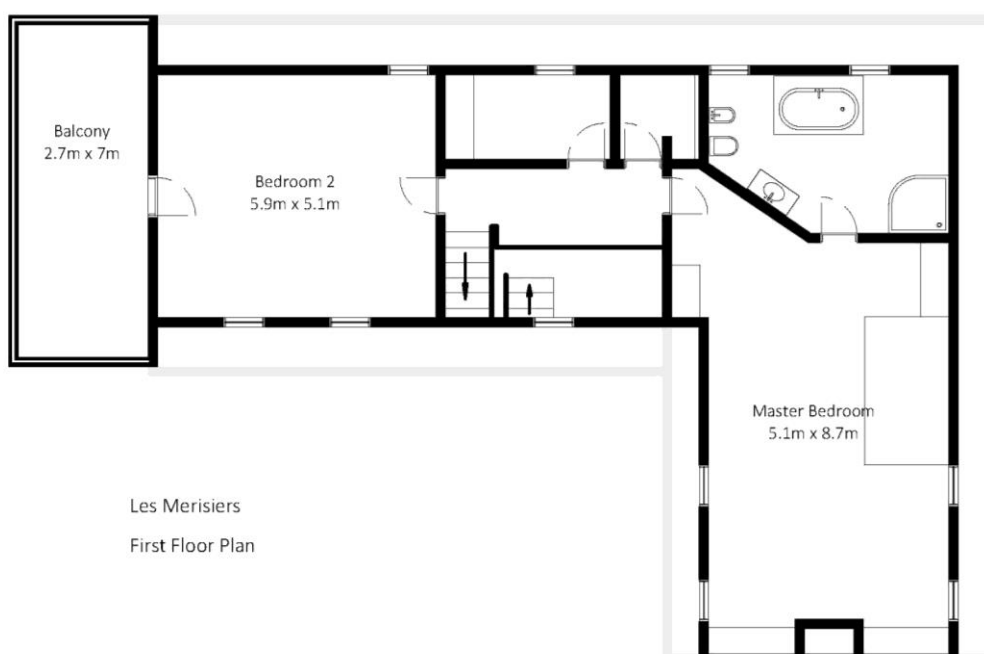
The house is surrounded by brick paving and is ideal for sun lounging and several outdoor dining areas. Lawns enclose the brick paving with the well-established bordering shrubs and hedging meaning that privacy is

ensured. A double garden shed to the north of the property allows for the storage of garden furniture and equipment.





Les Merisiers
Ground Floor Plan



Les Merisiers
First Floor Plan



Services and details for Les Merisiers

Services

Mains electricity serves the property as well as the cooking facilities. An oil-fired boiler for underfloor heating and hot water; infrastructure is in place to connect solar panels to supplement the hot water supply. Water is supplied by the Lessor by a metered, pressurised borehole well whilst the inhabitants of the cul-de-sac share a communal sewage treatment system.

Term

Lease expires 22nd April 2082.

Ground Rent:

Les Merisiers sits within what was originally two plots. £400.20 (£200.10 per plot) per annum as of 2024 payable in advance with a biannual (every 2 years) RPI increase next due in March 2026.

Property Tax

£1,918.40 per annum at the 2025 rate of £17.60 per domestic 'quarter'. The measurements of the property equate to 109 quarters for the house and 2 quarters for the outbuildings.

Viewing

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

Possession:

Vacant possession subject to arrangement.

Price:

£650,000



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