

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970



AGENTS FOR

LES ROCQUETTES

SARK

OPEN MARKET LEASEHOLD SALE



Price: £425,000

Block and render, two storey house

3 bedrooms, 2 bathrooms

Utility room, WC, open plan kitchen / diner / lounge

Central location

Lease expires 28th July 2062

Possession by arrangement



Les Rocquettes is an open market 3-bedroom block and render cottage that was extensively renovated and refurbished in 2012 and is located to the west of the island of Sark accessed by one of the island's principal thoroughfares. With a predominantly east-facing aspect with a modest garden to the front of the property, the enclosed garden to the rear of the property facing west offers privacy and has several raised beds as well as lawns and an outbuilding.



Entrance

Entry is through a gate following a short path leading to the ½ glazed uPVC front door of the property. This area provides access to several areas including a downstairs bedroom, the staircase leading to the upstairs bedrooms and family bathroom as well as the living areas...



Master Bedroom – 4.3m x 3.3m / 14'1" x 10'10"

With carpeted floors as well as east and west-facing uPVC dormer windows and views across a rural landscape leading to sea views of the west coast of Sark, this bedroom currently accommodates a single bed as well as an office space with desk and bookcases and a full height built-in storage cupboard.



En-suite Bathroom

With a south-facing frosted window, tiled floor, there is a bath with overhead shower, handwash basin and WC.



Kitchen / Dining Area – 3.8m x 7m / 12'6" x 23'

With an east-facing triple aspect casement window offering plenty of natural light, engineered hardwood floors, a 5-hob, double oven range, integrated dishwasher, under and over counter kitchen units, with inset Belfast sink, a kitchen island with additional storage space, free-standing upright fridge / freezer. The dining area currently allows for a 6-seat dining table with sofas alongside, with open

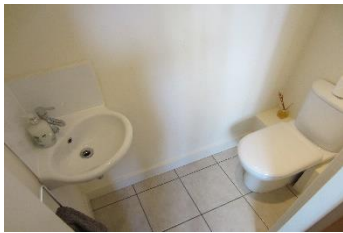


plan access leading to...



Lounge – 3.4m x 5.5m / 11'2" x 18'1"

Double aspect west and south-facing triple uPVC casement window and French doors offers plenty of natural light and direct access to the rear garden, a wood burner, engineered hardwood floors, as well as ample space for 2 or 3 sofas also leading to...



Cloakroom

With tiled floors, with a white WC and small handwash basin.

Utility Room

The utility room can be accessed from the entrance hall or directly from the rear garden and affords a great space to shed those muddy boots. Engineered hardwood floors, undercounter kitchen units also houses a washing machine as well as a single, stainless-steel sink and drainer.



Bedroom 2 – 3.5m x 4m / 11'6" x 13'1"

With an east-facing uPVC casement window, carpeted floor and a full height built-in double wardrobe, this bedroom also has views out across a rural landscape leading to coastal views of the west coast of the island, and



space for a double or larger bed and a full height built-in storage cupboard.

Landing

A carpeted staircase leads from the entrance hall up to the first-floor carpeted landing where a west-facing Velux window provides plenty of natural light, with doors leading to both bedrooms and the family bathroom...



Bedroom 2 – 4.3m x 3.7m / 14'1" x 12'2"

With carpeted floors as well as east and west-facing uPVC dormer windows and views across a rural landscape leading to sea views of the west coast of Sark, carpeted floors, space for a double or larger bed and a full height built-in storage cupboard.





Family Bathroom

With tiled floors and partial walls and an east-facing Velux window, there is a corner shower unit with sliding doors, handwash basin and WC.



Exterior

The east boundary borders one of the island's principal thoroughfares with established hedges and shrubs. The rear garden to the west of the property ensures a degree of privacy by established plants and

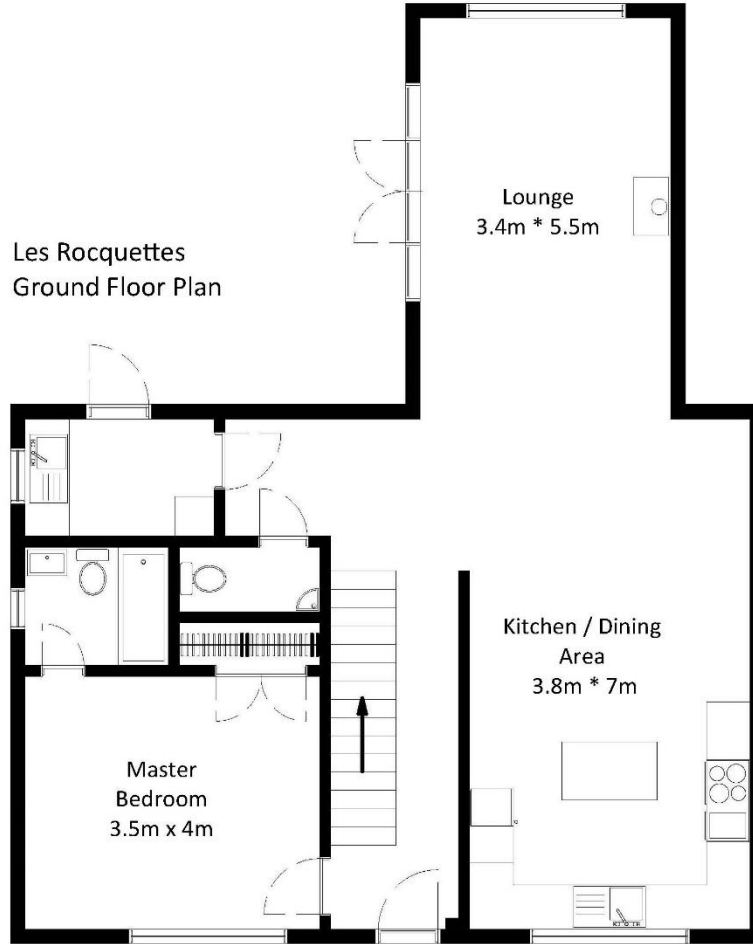


shrubs along with several raised beds as well as some lawned areas. A large outbuilding is situated to the west of the plot which currently houses bicycles as well as garden appliances and tools.





Les Rocquettes
Ground Floor Plan



Les Rocquettes
First Floor Plan





Services and details for Les Rocquettes

Services

Mains electricity, LPG gas bottles for cooking, oil-fired boiler for central heating and hot water, shared borehole, and sealed cesspit.

Lease

Expires 28th July 2062.

Ground rent

£1,000 per annum as of 2026 with an RPI increase applicable every 4 years.

Property Tax

£989.40 per annum at the 2026 rate of £19.40 per quarter. The measurement of the property equates to 47 taxable Sark 'quarters' for the property and 4 'quarters' for the outbuilding.

Viewing

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

Possession

Possession by arrangement.

Price

£425,000



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