

**SARK  
ESTATE  
AGENTS**

ESTABLISHED 1970



AGENTS FOR

# THE BUNGALOW

SARK

OPEN MARKET FREEHOLD



Offers Invited

Timber-frame house

4 bedrooms

Lounge, dining room, kitchen, family shower room

Northerly location

Available subject to arrangement



As a result of Sark's 2021 land reform legislation, the division of existing land parcels is now possible, and the owner of Le Grand Fort tenement would like to offer a rare and unique opportunity to purchase a new freehold on the Island of Sark. The Bungalow is a timber-frame open market house located to the north of the island and is situated within a small hamlet on Le Grand Fort. Whilst the cottage is in need of modernisation, it would make an ideal family home with four bedrooms or, as an alternative, the scope to convert one of these bedrooms into an office. Stunning uninterrupted views look out across to Alderney and the French coast making this an occasion not to miss with the possibility of negotiating the existing boundaries to include the adjacent field currently used for grazing. These potential additional grounds offer plenty of recreational space that would enhance this comfortable family home that is already perfect for entertaining family and friends inside and out.

Suggested modernisation would include the installation of a full heating and hot water system, possible new kitchen and bathroom, full internal redecoration and new flooring throughout. Advantage should be made of the stunning location and the unbelievable views.

### **Porch**

Access to Le Fort is from the south-west of the property through the front garden through a fully glazed uPVC door. This leads onto the ...

### **Entrance Hall**

The hall is the central hub of the property with doors leading off to the open plan lounge / dining room, kitchen, bathroom and both of the downstairs bedrooms whilst an open staircase leads to the two upstairs bedrooms.



#### **Lounge – 4.4 x 3.5m / 14'5" x 11'6"**

This cosy lounge has a large south-west-facing double-glazed window providing lots of natural light and has a working granite fireplace.



#### **Dining Room – 2.9 x 2.8m / 9'6" x 9'2"**

With access from the lounge area and kitchen, the dining area can easily accommodate a dining table seating six whilst again plenty of natural light is provided for by a large north-east-facing double-glazed window.





### **Kitchen**

A north-east-facing double-glazed window and adjacent door offers access to the rear garden and the stunning sea views across to Alderney and the French coast. Existing overhead and undercounter cupboards offer a decent amount of storage and countertop space.

There is a 4-ring, double oven and grill unit, as well as a stainless-steel sink with drainer with areas and services for the installation of a washing machine and fridge whilst an electrical hot water immersion system currently provides adequate facilities.



### **Family Bathroom**

With a frosted north-east-facing window, this shower room has an electric shower, wash basin, and WC.

### **Bedroom 2 – 3.3 x 2.7m / 10'10" x 8'10"**

The double bedroom located to the rear of the property has a north-east-facing double-glazed window allowing plenty of natural light and overlooks the garden

with its exceptional sea views.



### **Master Bedroom – 3 x 2.4m / 9'11" x 7'10"**

The double master bedroom located to the front of the property has a south-west-facing double-glazed window that allows plenty of natural light and overlooks the front garden.



### **Bedroom 3 – 4.8 x 4.1m / 15'9" x 13'5"**

Located upstairs, this large third bedroom has a south-west-facing Velux window providing some natural light.



### **Bedroom 4 – 4.1 x 3.3m / 13'5" x 10'10"**

Across the landing from bedroom 3, the fourth bedroom is slightly smaller as a result of a separate storage area which also houses the water tanks and other services. A south-west-facing Velux window provides some natural light.





## Gardens

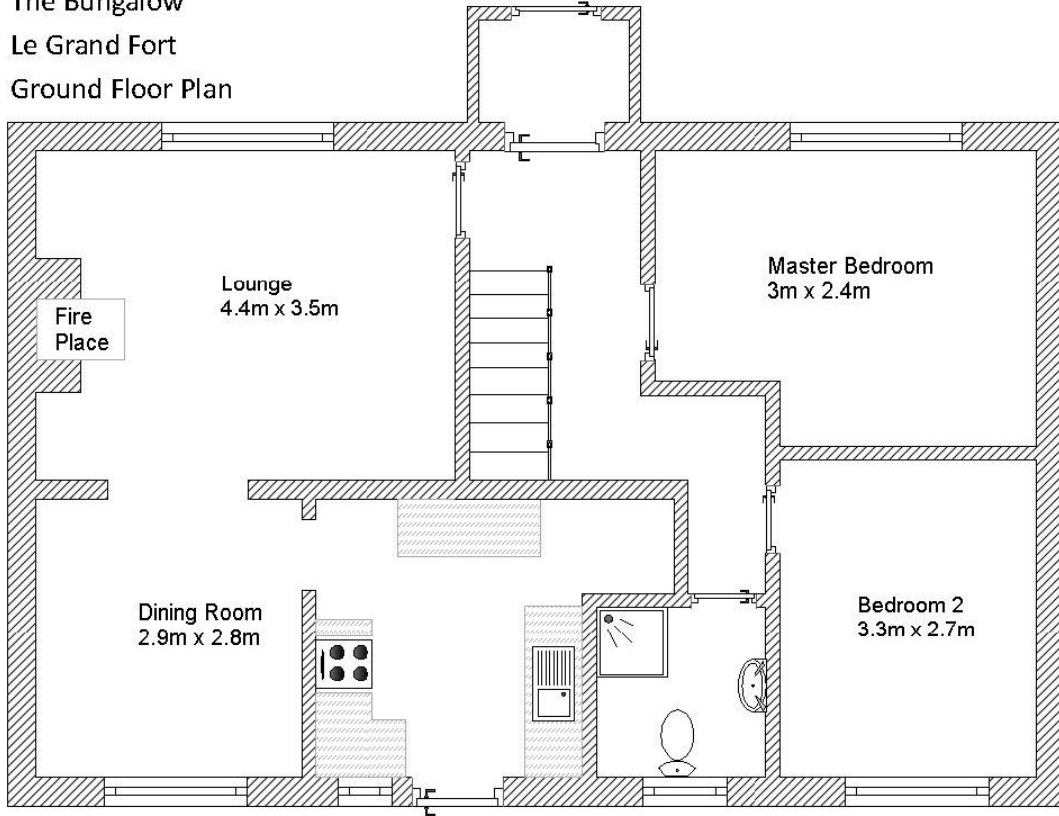


The Bungalow is flanked by mature trees and shrubs, whilst the front and rear gardens are currently clearly delineated by their existing boundaries. Stunning views looking out across to Alderney and the French coast whilst there is the possibility of negotiating the existing boundaries to include the adjacent field currently used for grazing.

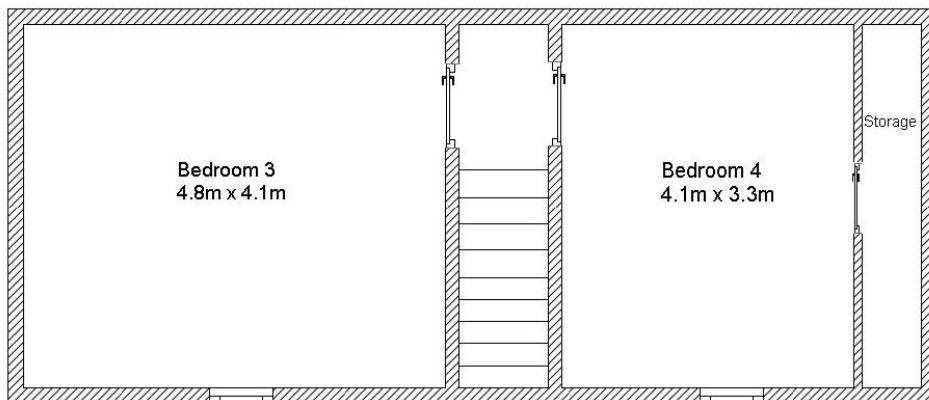




The Bungalow  
Le Grand Fort  
Ground Floor Plan



The Bungalow  
Le Grand Fort  
First Floor Plan





## Services and details for The Bungalow

### Services

Mains electricity serves the property. LPG gas bottles for cooking. The only heating at present is the open fireplace located in the lounge. Hot water is provided by Rinnai Infinity 16 water heater in the kitchen and an electric shower in the bathroom. Water is provided by catchment. The property has a sealed sewage tank.

### Term

Freehold

### Property Tax

£655.20 per annum at the 2024 rate of £16.80 per quarter. The measurements of the property equate to 39 quarters for the dwelling house.

### Viewing

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

### Possession:

Available subject to arrangement.

### Price:

Offers Invited.



**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](http://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.*