

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

FOUR ANCHORS

SARK

OPEN MARKET LEASEHOLD



Price: OIRO £295,000

A timber-frame open market house

4-bedrooms, 2 en-suite

1 family bathroom

Entrance hall, WC, utility room,

Open-plan kitchen/dining area, lounge

Central location

Lease expires 10 years after commencement

Vacant possession subject to arrangement.



A unique opportunity to purchase a leasehold new-build property on the Island of Sark. Nestled in a secluded yet central location on the picturesque island of Sark, Four Anchors presents a unique chance to acquire a beautifully designed timber-frame, semi-detached home. This thoughtfully planned four-bedroom property combines modern convenience with island charm, offering spacious living areas, high-quality finishes, and stunning views across the Dixcart Valley and towards Jersey. Whether you're seeking a peaceful retreat or a stylish family residence, Four Anchors delivers comfort, privacy, and a true sense of island living.



Entrance Hall

A half-glazed door provides access to the property from the north of the plot, with Palio tiled floors and space for hanging coats and shoes, before leading onto the WC and utility room.

WC – 1.3m x 1.6m / 4' 3" x 5' 3"

With a west-facing window, Palio tiled floors, a WC, hand wash basin and heated towel rail.



Utility Room – 2.5m x 2.9m / 8' 2" x 9' 6"

With Palio tiled floors, overhead and under counter storage units as well as a washing machine and drying area.



Open-Plan Kitchen/Dining Area – 4.7m x 6.7m / 15' 5" x 22'

Access from the utility room leads initially to a separate pantry room with a small north-facing window before leading into the open-plan kitchen/dining area. A fully fitted kitchen is accommodated at the north end of this hub of the family home, whilst a kitchen island offers a degree of separation between the kitchen and dining areas. Triple aspect north-, west- and south-facing windows as well as double glazed sliding doors that lead to the south-facing garden area with some sea views gives plenty of natural light. Under and over counter units provide lots of storage space, with light oak Palio floors, a double stainless steel sink unit and drainer with mixer tap, electric induction hob, double oven and grill cooking range with overhead extraction, dishwasher and a double height freestanding fridge/freezer. The spacious open aspect dining area will accommodate a large dining table with seating making it perfect for entertaining, before leading into the lounge area.





Lounge - 5.4m x 4.2m / 17' 9" x 13' 9"

The expansive lounge will have light oak Palio floors; with south-facing double sliding doors leading out to the garden area, again providing plenty of natural light, whilst access is given to the downstairs bedroom and en-suite and via a staircase to the first floor.



Bedroom 1 – 3.7m x 4.2m / 12' 2" x 13' 9"

This sole downstairs bedroom will have light oak Palio floors and double sliding doors leading to the gardens, again providing plenty of natural light.

En-suite

With a small north-facing window, Palio tiled floors, with a double shower unit as well as a WC, hand wash basin, and heated towel rail.



Stairs / Landing – 5.4 x 3m / 17' 9" x 9' 10"

Access leads from both the utility room and lounge via a half-staircase to the first-floor landing and provides access to several built-in storage cupboards, the remaining three bedrooms and the family bathroom, whilst south-facing Velux windows will provide lots of natural light.

Family Bathroom – 3.4 x 2.2m / 11' 2" x 7' 3"

North-facing Velux windows provide lots of natural light, with Palio tiled floors, bath, hand wash basin, WC, and heated towel rail.



Master Bedroom – 5.3m x 5.2m / 17' 5" x 17' 1"

This expansive master bedroom will offer not only a place to sleep but several smaller areas such as separate closet and storage area as well as its own en-suite bathroom. It has dual aspect south- and west-facing

windows offering spectacular views across to Jersey and will have fully fitted carpets.



**En-suite**

With a small north-facing window, Palio tiled floors, with a corner shower unit as well as a WC, hand wash basin and a wall-mounted heated towel rail.

Bedroom 3 – 2.5m x 3.3m / 8' 2" x 10' 10"

The third upstairs bedroom will have fully fitted carpets and has a north-facing Velux window.

**Bedroom 4 – 2.3m x 3.3m / 7' 7" x 10' 10"**

The fourth upstairs bedroom will have fully fitted carpets and a south-facing Velux window.

**Separate Plant Room**

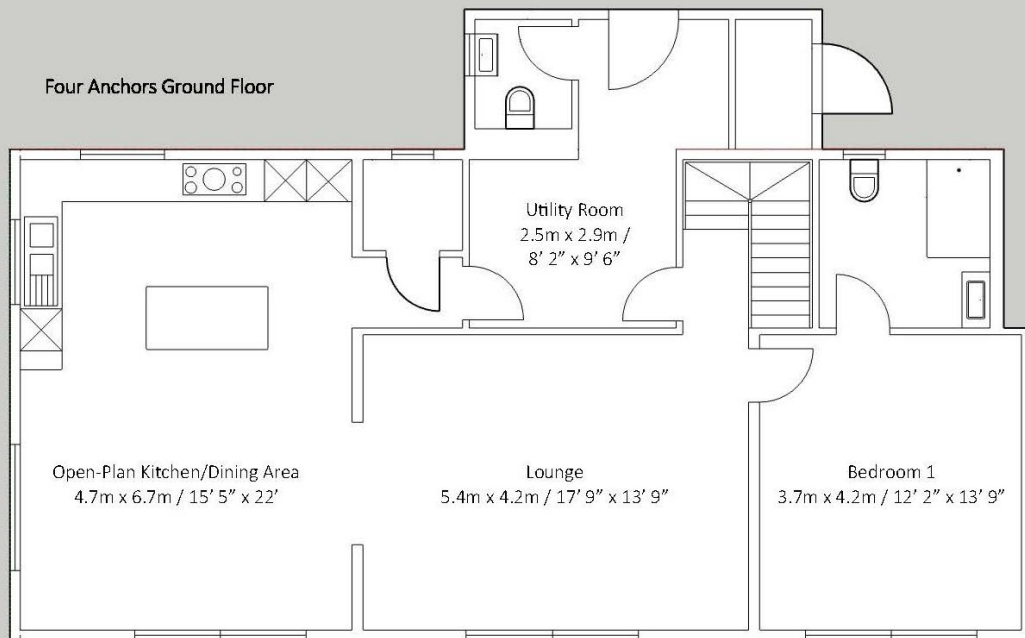
Accessible from outside only, this room houses the boiler, hot water cylinder and electrical services.

Garden Area

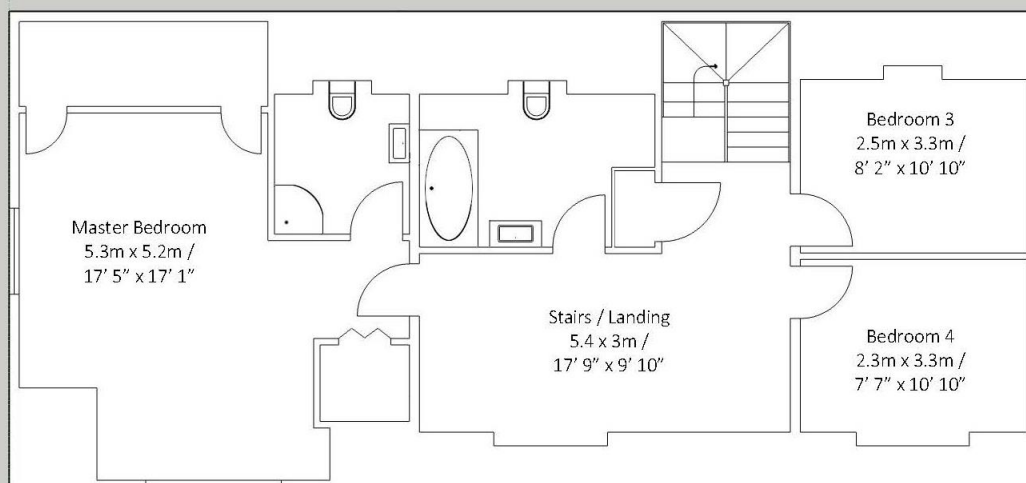
This area will be lawned with patio / decked areas with a garden storage shed whilst the external areas of Four Anchors are accommodated high on Sark's plateau and offers views across the Dixcart Valley and onwards to Jersey.



Four Anchors Ground Floor



Four Anchors First Floor





Services and details for Four Anchors

Services

Four Anchors has mains electricity supply which is in use for all cooking facilities, with an oil-fired boiler providing heating and hot water. The water supply is a pressurised borehole system and its own separate cesspit.

Term

Leasehold; expiring 10 years after commencement.

Ground Rent:

£100 per annum.

Property Tax

£1,105.80 per annum at the 2026 rate of £19.40 per domestic 'quarter'. The measurements of the property equate to 57 quarters.

Viewing

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

Possession:

Vacant possession subject to arrangement.

Price:

OIRO £295,000



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