

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

FOUR ANCHORS

SARK

OPEN MARKET LEASEHOLD



Price: OIRO £295,000

Unfurnished timber-frame open market semi-detached 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 rare opportunity to acquire a substantial leasehold interest in a newly built Open Market home on the Island of Sark. Tucked away in a peaceful yet central location, Four Anchors is a contemporary timber-frame semi-detached residence offering bright and spacious accommodation, including four bedrooms and generous open-plan living areas. Elevated on Sark's plateau, the property enjoys far-reaching views across Dixcart Valley towards Jersey, combining modern comfort with the unique appeal of island living. Offered with ten years lease term from commencement, Four Anchors provides an exceptional opportunity to secure a quality home in one of Sark's most convenient locations.



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 north-facing window before leading into the open-plan kitchen/dining area. A 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.





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

The expansive lounge has 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 has 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 has fully fitted carpets and a north-facing Velux window.

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

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

**Separate Plant Room**

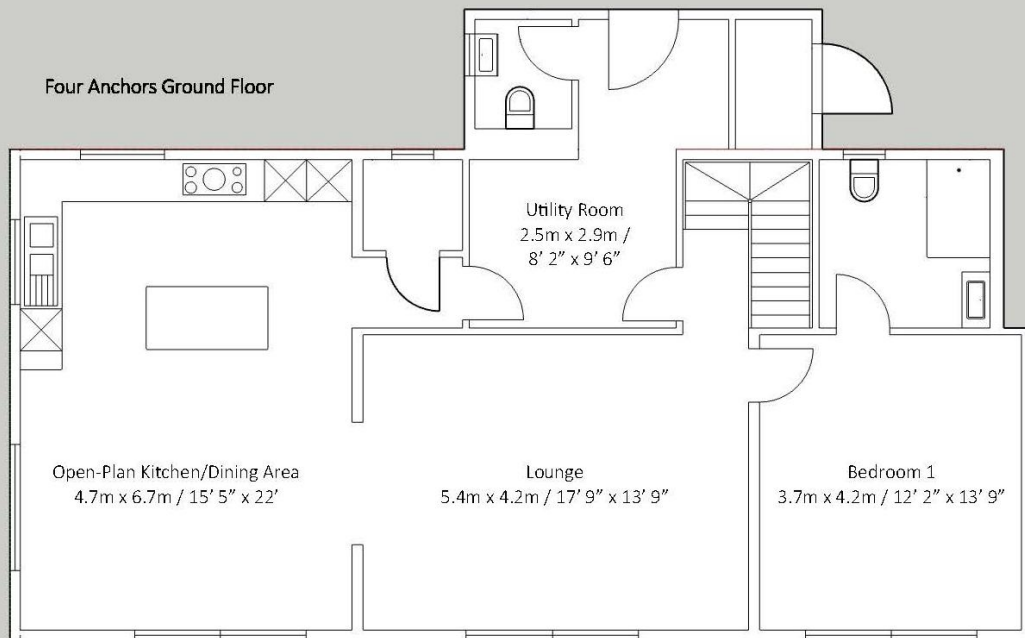
Accessible from outside only, this room houses the boiler, hot water cylinder and electrical services.

Garden Area

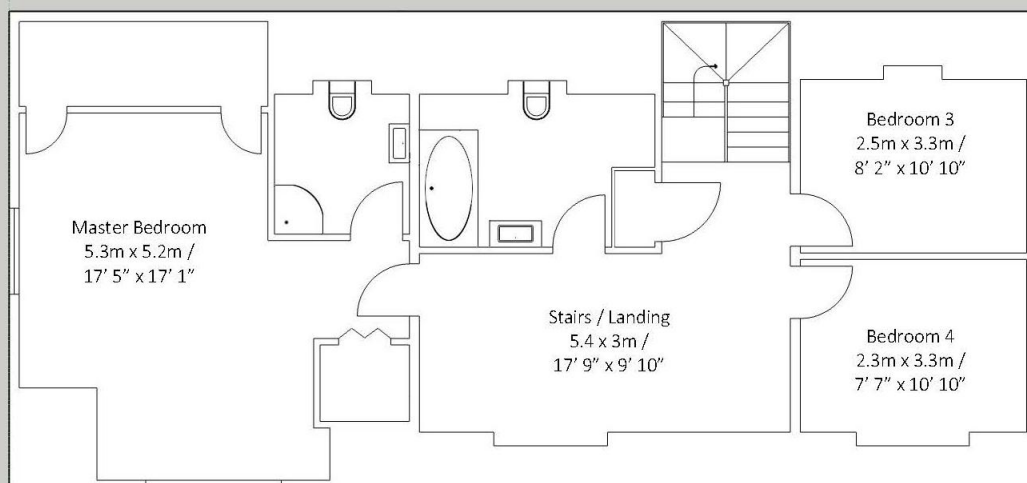
This area will be lawned with the potential for a deck or extended patio area with a garden storage shed whilst the external areas of Four Anchors are accommodated high on Sark's plateau and offers views across the Dixcart Valley and onwards to Jersey.



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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