

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970



AGENTS FOR

LA CHATAIGNE

SARK

OPEN MARKET LEASEHOLD SALE



Price: OIEO £595,000

Timber-frame house with block and render
3 bedrooms, 1 en-suite

Family bathroom, shower room and cloakroom
Lounge, utility room, open-plan kitchen / diner
Central location

Lease expires 1st August 2084

Vacant possession subject to arrangement



Completed in 2004, La Chataigne is a thoughtfully constructed timber-framed residence, finished with a rendered concrete block exterior and enhanced by handsome granite stone quoins at each corner. The south, east, and west-facing elevations are further complemented by granite quoin surrounds to all windows and doors, adding timeless charm and character to the property.

Centrally located on the island of Sark, this south-facing home enjoys an enviable position with excellent natural light throughout the day. The property sits within a generous, lawned plot bordered by mature hedging and well-established shrubs, offering a high degree of privacy. A large garden shed provides practical storage - ideal for bikes, gardening tools, or outdoor equipment.

Inside, the home is presented in a neutral palette and is immaculate throughout. It benefits from double glazing, oil-fired central heating and hot water, and a large wood-burning stove in the lounge. The kitchen is fitted with a traditional two-oven oil-fired AGA, perfect for both cooking and creating a cosy ambience.

Practicality is well considered throughout, with ceramic tile flooring in the kitchen, dining area, utility room, entrance hall, and downstairs shower room, while all remaining areas are carpeted for comfort. The spacious, insulated loft - accessed via a hatch and drop-down ladder in the central bedroom - offers excellent storage and houses the water storage tank.

La Chataigne is a superb opportunity for those seeking a quality, well-positioned family home with privacy, charm, and enduring appeal on the beautiful island of Sark.



Entrance Hall

Entry is through a gate following a path through the front lawn which leads to the ½ glazed uPVC front door of the house; access is provided to the lounge, shower room and kitchen / dining room as well as access to the first floor via the staircase.

Lounge

Double aspect with north and south-facing uPVC windows as well as a west-facing fully glazed door to the garden provides a lot of natural light whilst a log burner housed within the fireplace certainly makes it a very cosy place to relax on a winter's night. The generous lounge offers plenty of space and currently accommodates several large sofas.





Shower Room

With a north-facing frosted window, tiled walls and floors, there is a corner shower unit, a handwash wash basin and WC.

Kitchen

North- and east-facing windows along with south-facing double doors again provide lots of natural light as well as direct access to the front lawn. Under and over counter Shaker-style kitchen units allow for plenty of storage space whilst tiled floors and walls offer ease of use. An oil-fired 2-oven Aga is used for cooking, and heats the radiator in the family bathroom, whilst an integrated 1.5 electric oven and 2-ring hob has been installed for summer use, also with a 1 & ½ stainless-steel sink dishwasher.



An independent dishwasher and freestanding fridge/freezer are also installed in the kitchen area whilst a breakfast bar acts as an informal separation between the open-plan kitchen and dining area which currently accommodates a table and up to 10 chairs, along with a small sofa.



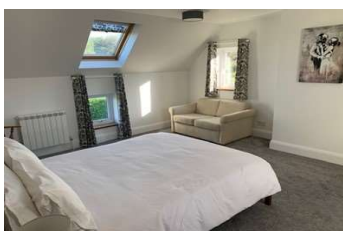
Utility

Access is provided by the dining area and also by a stable door which also gives access to rear garden. The boiler is housed here along with the washing machine and some overhead and undercounter storage and a single stainless-steel sink.



Staircase and Landing

A carpeted staircase leads from the entrance hall to the first-floor landing where a north-facing Velux window and smaller north-facing window provides plenty of natural light, with two storage cupboards.



Master Bedroom

With north-, south- and west-facing windows and Velux, fitted carpets and with a full height built-in wardrobe, this generous master bedroom provides ample accommodation for a super king-size bed.





En-suite

2-piece en-suite with handwash basin and WC and carpeted floors.

Bedroom 2

With south- and east-facing windows and Velux, fitted carpets and with a full height built-in wardrobe, this generous second bedroom provides ample accommodation for a king-size bed.



Bedroom 3

With south-facing windows and Velux, fitted carpets and with built-in wardrobe, this third bedroom provides ample accommodation for a double.

Family Bathroom

3-piece family suite comprising of bath with shower attachment, handwash basin and WC; with a north-facing Velux window, partially tiled walls and carpeted floors.



Exterior



Externally, the property boasts a generous and well-established garden, offering an exceptional level of privacy thanks to mature trees and a variety of well-tended shrubs that border the plot. The expansive outdoor space is perfect for families, gardening enthusiasts, or those simply seeking a tranquil retreat. Within the property boundaries, there is a substantial outbuilding providing excellent storage or potential for a variety of uses. Additionally, the plot houses an oil tank, discreetly positioned yet easily accessible for maintenance. This private and versatile outdoor space is an excellent find and a true asset to the property.

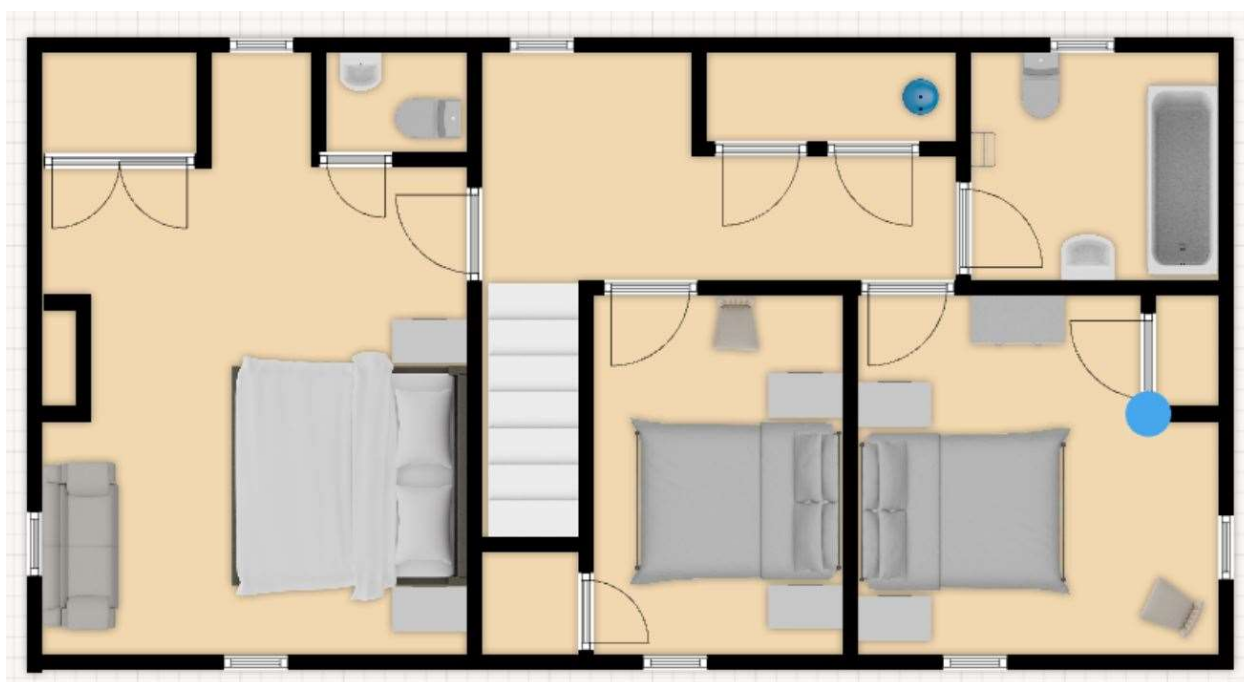




La Chataigne Ground Floor



La Chataigne First Floor





Services and details for La Chataigne

Services

Mains electricity, oil-fired Aga and electric oven for cooking along with LPG gas bottles for the 2-ring hob, oil-fired boiler for central heating and hot water, a shared borehole provided by the Lessor and shared sewage treatment plant owned and maintained by the Lessor.

Lease

Lease expires 1st August 2084

Ground rent

£950 per annum with a 3-year RPI increase.

Property Tax

£932.80 per annum at the 2025 rate of £17.60 per quarter. The measurement of the property equates to 47 taxable Sark 'quarters'.

Viewing

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

Possession

Available immediately.

Price

OIEO £595,000



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