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ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

DIXCART COTTAGE

SARK

OPEN MARKET RENTAL



Price: £33,000 per annum

Semi-detached character cottage with 1-bedroom annexe

3 bedrooms, 1 en-suite

1 bathroom

Kitchen, lounge, dining room, study

South-east coast location

Annual renewal terms

Vacant possession by arrangement



Dixcart Cottage is a historic property comprising a main 3-bedroom cottage and a southerly 1-bedroom annexe, set in a tranquil and picturesque location. The annexe is accessible internally through the main cottage and also benefits from its own separate external entrance, offering flexibility for guests or extended family. This beautifully refurbished home provides a rare blend of character and contemporary living.

Surrounded by greenery, the property exudes charm from the moment you arrive. Inside the main cottage, you will find a spacious lounge ideal for relaxing or entertaining, alongside a dedicated dining room perfect for family meals and gatherings. The kitchen has been thoughtfully updated with modern fittings while preserving its rustic appeal, creating a warm and functional space for cooking and hosting. A separate study/office provides a quiet and versatile area for remote work or creative pursuits. Upstairs, three well-proportioned bedrooms - one with an ensuite - and a family bathroom benefit from generous natural light and serene views of the surrounding landscape.

The annexe offers a comfortable one-bedroom layout, ideal for guests, a private workspace, or independent living arrangements, enveloped by mature gardens, offering privacy and a peaceful outdoor retreat. This unique home presents an exceptional opportunity to enjoy the elegance of a historic property with the convenience of modern upgrades.

Main Cottage

Entrance Hall

The front entrance hall of this property offers a welcoming introduction to the home, combining style with practicality and is the perfect space to leave your coats and shoes before entering the lounge.



Lounge

Step into this beautifully presented living space that exudes warmth and comfort, ideal for relaxing or entertaining. An ornate fireplace with decorative moulding serves as a focal point enhancing the homely appeal. Featuring wooden flooring and a soft neutral colour palette, the room is tastefully furnished with a comfortable two-seater sofa and a matching armchair. Natural light pours in through classic French doors, framed by tasteful curtains, creating a bright and airy atmosphere. The room is thoughtfully arranged perfect for relaxed evenings.





Study

Double doors lead from the lounge into the adjoining room, currently set up as a home office or study, complete with a desk and chair - perfect for remote work or quiet reading. Featuring a soft grey carpet and light-toned walls, the room is enhanced by natural light creating a bright and inviting

atmosphere. Wood-panelled accents contribute to the room's stylish aesthetic, while this flexible space combines comfort and functionality, making it a valuable feature in any home



Dining Room

This beautifully styled living space combines comfort and sophistication, ideal for both relaxing and entertaining. The room features classic white beamed ceilings and soft grey walls, complemented by warm

wooden flooring that enhances its inviting ambiance. With tasteful decor and a cozy ambiance, this dining area is a standout feature in any home, offering both functionality and visual appeal.



Hall

This hall provides access to the kitchen, a stable door also provides access to the north gable end of the property, whilst a further door gives access to a compact terraced area to the rear of the cottage.



Kitchen

A fully fitted kitchen with rustic tiled flooring, overhead and under counter cupboards with extensive worktops and tiled splashbacks, with an integrated Belfast sink with mixer taps, cooking range with 5-ring gas hob and double oven with extractor hood,

undercounter fridge and washing machine. East- and north-facing windows provide plenty of natural light whilst there is ample space for a breakfast table.

Stairs and landing

Carpeted stairs lead from the ground floor and provide access to the bedrooms and family bathroom. Featuring light-coloured walls and carpeted floor, the space is both practical and stylish.





Bathroom

This modern bathroom is designed with both style and functionality in mind. It features a white bath, with a glass shower screen and chrome fixtures. The walls are tiled, accented by a decorative strip of mosaic tiles, whilst a white vanity unit with integrated sink provides ample storage. The tan tiled flooring enhances the room's neutral palette, while natural light brightens the space, creating a fresh and inviting atmosphere.



Master Bedroom

This beautifully presented bedroom offers a serene and stylish retreat, ideal for restful living. The space is enhanced by exposed white-painted ceiling beams and soft neutral wall tones, creating a bright and airy atmosphere. Large east- and west-facing windows allow natural light to flood the room, whilst an original fireplace with teal-coloured tiles adds elegance.

En-suite

This well-appointed bathroom offers a clean and contemporary design, ideal for modern living; walls are finished with white tiles and a decorative border that adds character to the space, whilst dark grey floor tiles provide a smart contrast. It features a curved glass shower enclosure, a compact pedestal sink whilst a curved glass shower enclosure and WC, whilst an east-facing window allows natural light to brighten the room.



Bedroom 2

This beautifully presented bedroom offers a warm and welcoming atmosphere. A large east-facing window allows plenty of natural light, enhancing the neutral wall tones and creating a bright, airy environment. This well-appointed bedroom is a standout feature, perfect for those seeking comfort and style.



Bedroom 3

This third bedroom offers yet another peaceful and inviting retreat, enhanced by a large, east-facing window that fills the space with natural light and frames a lovely view of the garden. The room is tastefully decorated in neutral tones, creating a calm and restful ambiance and is ideal for buyers seeking comfort, light, and a touch of elegance.



Annexe

Complementing the main cottage, the property includes a charming one-bedroom annexe positioned to the south. This thoughtfully designed space offers both internal access through the main cottage and a private external entrance, providing flexibility for guests, extended family, or independent living. With its own comfortable bedroom and living area, the annexe delivers privacy while maintaining a seamless connection to the main home.



Kitchen

This inviting kitchen combines practicality with a clean, modern aesthetic. It features light wood cabinetry paired with sleek black worktops providing ample storage space, integrated shelving; with a built-in oven with gas hob and stainless-steel extractor hood, complemented by a 1 & 1/2 stainless-steel sink and tiled splashbacks for easy maintenance, as well as integrated fridge and freezer. The neutral wall tones and tiled flooring enhance the bright, airy atmosphere, while the space comfortably accommodates a small dining table, making it ideal for casual meals or morning coffee. Overall, this kitchen offers a practical and stylish environment, perfect for everyday living and entertaining.



Lounge

The lounge exudes charm with its exposed, white-painted stone walls and beamed ceiling, creating a warm and inviting atmosphere. The space features wooden flooring that adds depth and complements the rustic aesthetic. Natural light floods the room

whilst there is ample space for sofas and armchairs, making it ideal for relaxing or entertaining and a staircase leads to the upper level. This lounge perfectly blends traditional character with homely comfort, making it a standout feature of the property.



Bedroom

This spacious and well-presented bedroom offers a calm and inviting atmosphere. A large window provides pleasant garden views and fills the room with natural light, complemented by stylish curtains for privacy and comfort.



The room easily accommodates a king-size bed, with additional space for furnishings such as a wardrobe, dressing table, and seating area, making it both practical and versatile. Plush carpeted flooring adds warmth, while the sloped ceiling detail lends character to the space.



Bathroom

This well-appointed bathroom features a white suite comprising a bathtub with shower over, pedestal basin, and WC. The walls are finished with white ceramic tiles accented by a decorative blue patterned border, creating a clean and classic look.

A heated chrome towel rail adds a modern touch and practical comfort, while the slate-effect tiled flooring enhances durability and style. The space benefits from a bright, airy feel thanks to its neutral tones and simple design, making it both functional and inviting.

External Areas

To the front of the property a delightful garden area offers a welcoming outdoor space, ideal for relaxing or entertaining. The grassed area is framed by mature trees that provide natural shade, while climbing plants add a charming touch. Great for those seeking a peaceful retreat with potential for further landscaping, this garden is a standout feature that complements the overall character of the cottage.



A paved patio to the rear of the property provides ample room for outdoor seating and dining, framed by lush greenery and decorative terracotta pots that add warmth and character, whilst offering privacy.



Services and details for Dixcart Cottage

Services

Mains electricity, oil-fired central heating and hot water, LPG gas bottles, shared borehole water and shared septic tank drainage.

Term

Available to rent on a renewable annual basis.

Property Tax

To be determined.

Viewing

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

Possession:

Vacant possession by arrangement.

Price:

£33,000 per annum.



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