

**SARK
ESTATE
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS

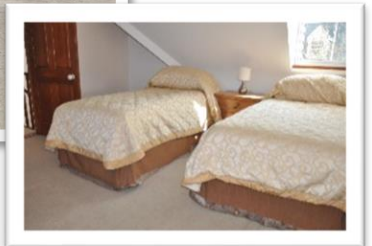


AGENTS FOR

ROSEMARY COTTAGE

SARK

OPEN MARKET RENTAL



Price: £19,000 per annum

Semi-detached granite cottage with rear garden and outbuilding

2 bedrooms

1 bathroom; 1 cloakroom

Lounge, kitchen/dining room

Central location

Annual renewal terms

Available by arrangement



Nestled along the charming Rue Lucas and just moments from the top of Harbour Hill, Rosemary Cottage offers a delightful opportunity to enjoy island living in comfort and convenience. This semi-detached granite cottage has been constructed to a high standard, combining traditional character with practical, easy-to-maintain spaces throughout. With its central location providing access to lanes, scenic walks, and all corners of the island, the property is ideally positioned for those seeking both tranquillity and connectivity.

Offering two well-proportioned bedrooms, a generous lounge, a bright kitchen/dining room, and private outdoor area, Rosemary Cottage presents an inviting home full of charm. Available on renewable annual terms, this appealing property is perfectly suited for anyone looking to settle into Sark's peaceful and picturesque lifestyle.



Entrance Porch

With a tiled floor, overhead light, a wide storage cupboard with separate sliding doors giving access to a coat hanging cupboard and a utility and tool storage cupboard. Immediate access is given to the inner lobby and a door leads to ...

Cloakroom

Fully tiled, with a white WC and wash basin, mirror, small, frosted north-facing window, small radiator and overhead light.

Entrance Hall

Carpeted, with open tread carpeted and varnished wooden stairs leading to the First Floor, a compact office area, telephone and power points, overhead light and doors leading to...



Lounge - 5.1 x 4.5m/16'9" x 14'9"

With 2 west-facing and 2 north-facing sash windows, a south Georgian glazed door giving access to the granite path leading to the patio area, an attractive granite working fireplace, radiators, wall lights and carpeted floor.



Kitchen/Dining Room - 4.9 x 4.7m/16'1" x 15'5"

With a north-facing picture window, one east-facing and one south-facing sash window, tiled floor, overhead lights, a wide range of varnished pine floor and wall kitchen units



with tiled work surfaces and splash backs including a stainless-steel sink and drainer, washing machine, slim dishwasher, gas 4-ring hob and cooker, and other related items. An unused fireplace on the east wall, with a pine mantle and matching cupboard over, houses a 3-year old oil-fired boiler for the central heating and hot water. A wide upright fridge/freezer is also housed in a wide recess on the north wall alongside an additional desk area with telephone and power points. There is plenty of space for a dining table and chairs.



Master Bedroom - 4.8 x 4.5m/15'9" x 14'9"

With south- and north-facing dormer windows, a small west-facing gable window, an overhead light, radiators, carpeted floor, a recessed cupboard with hanging and storage space and a TV point.



Bathroom

With a north-facing window, fully tiled walls and floor, a radiator, a white bathroom suite comprising of wash basin with mirror and shaver light over, a bath with shower over and WC.



Bedroom 2 - 4.8 x 4.7m/15'9" x 15'5"

With south and north-facing dormer windows, a small east-facing gable window, an overhead light, radiators, carpeted floor and a recessed cupboard with linen and storage space.



Outbuilding

Situated at the north-west corner of the property. Block built with rendered walls under a slate roof, housing the oil tank and LPG gas bottles, and giving storage space for garden furniture and equipment.

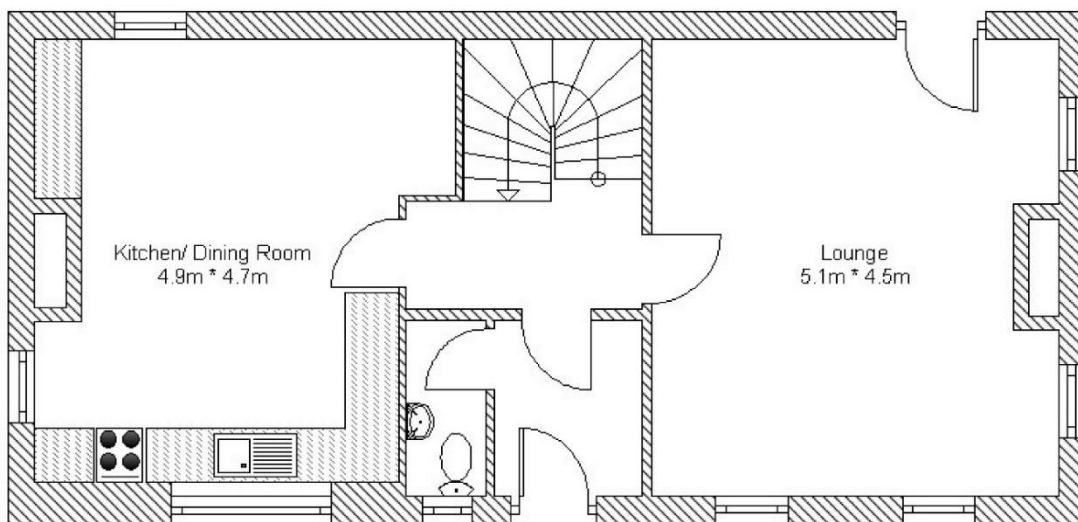


Gardens and Patio

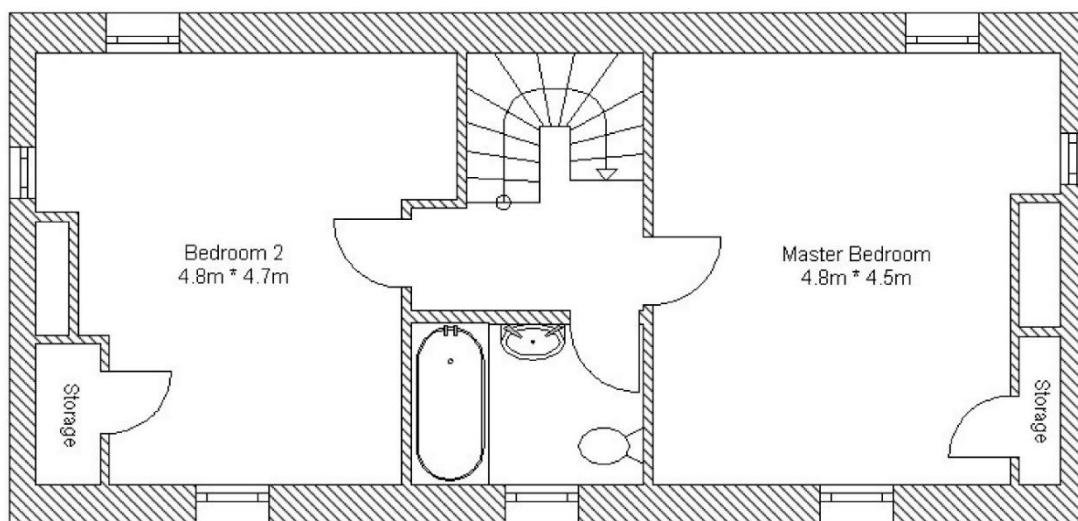
Creating a pleasing setting for the cottage while being compact and easy to maintain, are 2 paved areas; one at the approach to the cottage, with a planted granite wall on the road-side and an inner granite patio area leading to the paved path on the north side of the cottage which in turn gives access to the front door and leads onto the west-

facing rear patio, overlooks the neighbouring field.

Rosemary Cottage Ground Floor Plan.



Rosemary Cottage First Floor Plan.





Services and details for Rosemary Cottage

Services

Mains electricity, oil-fired central heating, LPG gas bottles, shared borehole water and large modern cesspit.

Term

Available to rent on a renewable annual basis.

Property Tax

£911.80 per annum at the 2026 rate of £19.40 per quarter.
The measurements of the cottage (45) and outbuilding (2) equate to 47 taxable Sark 'quarters'.

Viewing

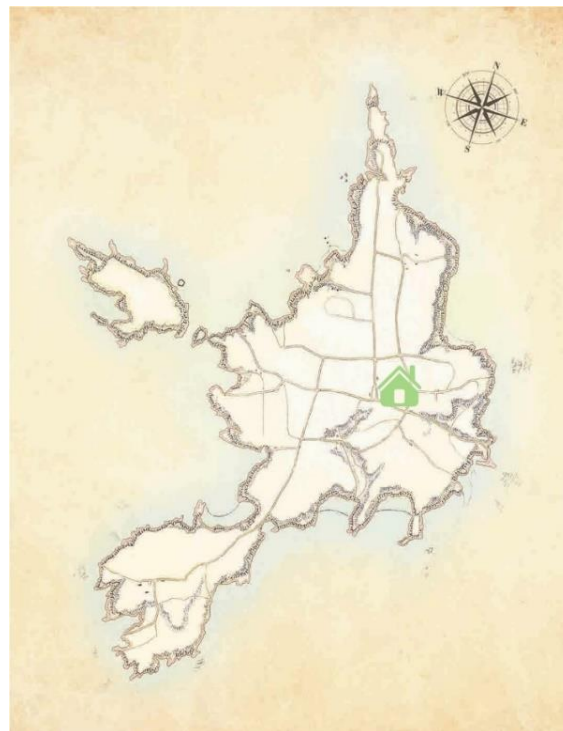
Strictly by appointment only through Sark Estate Agents as the Vendor's sole agents.

Possession:

Available by arrangement.

Price:

£19,000 per annum.



**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



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.