

**SARK
ESTATE
AGENTS**

ESTABLISHED 1970

PROPERTY DETAILS



AGENTS FOR

FOUR ANCHORS

SARK

OPEN MARKET FREEHOLD



Price: OIRO £1,200,000

Timber-frame open market house, comprised of a 4-bed house (Four Anchors) and a semi-detached 2-bed guest house (Three Seas)

Four Anchors: 4-bedrooms, 2 en-suite, 1 family bathroom, 1 WC
Entrance hall, utility room, open-plan kitchen/dining area, lounge

Three Seas: 2-bedrooms, 1 family bathroom, 1 WC
Entrance hall, open-plan kitchen/dining area/lounge

Central location

Vacant possession subject to arrangement.



A rare opportunity to acquire the freehold interest in an exceptional pair of newly built open market homes in a central yet secluded location on the Island of Sark. Comprising the adjoining residences of Three Seas and Four Anchors, this attractive timber-frame development offers a total of six bedrooms, three bathrooms, two contemporary open-plan living spaces and generous external areas. Elevated on Sark's plateau and enjoying views across Dixcart Valley towards Jersey, the property combines modern construction, energy-efficient design and low-maintenance living with the unique charm of island life. Whether acquired as a substantial family home, a multi-generational residence, staff accommodation or an investment opportunity with income potential, this versatile property represents one of the Island's most distinctive residential offerings.

Four Anchors

Four Anchors is the larger of the two residences and offers spacious accommodation across two floors. This thoughtfully designed four-bedroom home features generous open-plan living and entertaining spaces, two en-suite bedrooms, a family bathroom, utility room and attractive external areas. Elevated to take advantage of views across Dixcart Valley towards Jersey, Four Anchors combines modern comfort with quality finishes and provides an ideal family home or principal residence in the heart of Sark.



Entrance Hall

A welcoming and spacious entrance hall providing an attractive introduction to the property. Finished in a contemporary style with neutral décor, quality Palio flooring and recessed ceiling lighting, the hall offers access to the principal ground floor accommodation. A useful, recessed area provides potential for coat storage, a bench or occasional furniture. The space flows naturally through to the main living areas, creating a bright and airy first impression upon entering the home.

WC – 1.3m x 1.6m / 4' 3" x 5' 3"

A well-presented ground floor cloakroom fitted with a contemporary white suite comprising a low-level WC and pedestal wash hand basin with mixer tap. Natural light is provided via a frosted window, ensuring privacy while creating a bright and airy feel. Finished with Palio flooring and a chrome heated towel rail, this practical facility is conveniently positioned for guests and everyday use.





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

A particularly useful utility area positioned between the entrance hall, kitchen and living accommodation, providing an excellent practical workspace separate from the main kitchen. Fitted with a range of matching wall and base units, complementary work

surfaces and space for laundry appliances, the area offers valuable additional storage and preparation space. Finished in a contemporary style with recessed lighting and Palio flooring, the utility area creates a functional hub for day-to-day household activities while maintaining easy access to the principal living spaces.



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

A superb open-plan kitchen and dining space designed to meet the demands of modern family living and entertaining. Flooded with natural light from large windows and impressive sliding patio doors, the room enjoys a bright and airy atmosphere while providing direct access to the

garden, seamlessly blending indoor and outdoor living.

The contemporary kitchen is fitted with an extensive range of shaker-style wall and base units complemented by generous work surfaces and a central island, creating both an attractive focal point and additional preparation space. Integrated appliances include integrated twin ovens, induction hob with extractor hood, inset sink, and further integrated storage solutions such as fridge / freezer, resulting in a stylish and highly functional workspace.



The dining area can comfortably accommodate a large dining table and benefits from an open aspect through to the living accommodation, making it ideal for everyday family life, social gatherings and entertaining. Finished with recessed lighting and quality flooring throughout, this impressive room forms the heart of the home.



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

A generously proportioned and beautifully light reception room, forming an ideal space for both everyday family living and entertaining. Large sliding glazed doors provide an abundance of natural light and direct access to the garden, creating a wonderful sense of connection between the

indoor and outdoor spaces.



Offering excellent flexibility for furniture arrangement, the room can comfortably accommodate a variety of seating configurations while maintaining a spacious and airy feel. Neutral décor, recessed ceiling lighting and quality Palio flooring enhance the contemporary finish throughout.

Positioned adjacent to the open-plan kitchen and dining area yet retaining a distinct identity as a separate living space, the lounge provides the perfect setting for relaxation, family gatherings and entertaining guests.



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

A generously proportioned ground floor double bedroom, ideally suited as a guest suite or for those seeking single-level living. The room enjoys an abundance of natural light through large sliding glazed doors, which also provide direct access to the garden and pleasant views across the

surrounding greenery.

Offering ample space for a king-size bed and a full range of bedroom furniture, the room benefits from a bright and airy atmosphere, enhanced by neutral décor, recessed ceiling lighting and attractive Palio flooring. A particular feature is the adjoining en-suite shower room, providing convenience and privacy. Well-positioned away from the main living accommodation, this versatile bedroom offers comfortable and practical accommodation, equally suited to family living, visiting guests or multi-generational occupancy.





En-suite

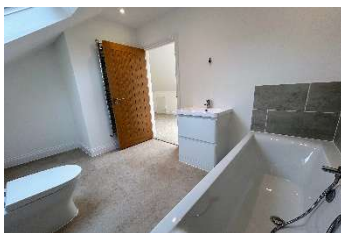
A stylish and contemporary en-suite shower room serving the ground floor bedroom, fitted with a modern white suite comprising a large walk-in shower enclosure with glazed screen and tiled surround, hand wash hand basin with storage beneath and low-level WC. A frosted window provides natural light whilst maintaining privacy, enhancing the bright and airy feel of the room. Finished to a high standard with attractive floor tiling, recessed lighting and modern sanitary ware throughout, this well-appointed en-suite offers both practicality and comfort for everyday use.

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

A well-proportioned staircase rises from the ground floor to a spacious first-floor landing, creating an attractive sense of space and providing access to the upper-level accommodation. The landing benefits from several Velux windows, allowing natural light to flood the area, while recessed ceiling lighting and neutral décor enhance the bright and airy atmosphere.



The sloping ceilings add character, with useful eaves storage cupboards providing valuable additional storage space. Finished with quality carpeting throughout, the landing offers ample space and serves as a practical and welcoming central hub to the first-floor bedrooms and bathroom.



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

A contemporary family bathroom, beautifully appointed with a modern white suite comprising a panelled bath with mixer tap and shower attachment, hand wash basin with useful storage beneath and low-level WC. A large Velux provides an abundance of natural light, enhancing the bright and spacious feel of the room whilst complementing the characterful sloping ceiling.

Finished to a high standard with attractive wall and floor tiling, recessed ceiling lighting and a heated towel rail, the bathroom offers a stylish and practical space for everyday family use.

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

An impressive and exceptionally spacious principal bedroom suite occupying a private position on the first floor.

Enjoying generous proportions and an abundance of natural light from dual-aspect windows, the room offers ample space for a king-size bed together with a comprehensive range of bedroom furniture, seating and dressing areas, creating a luxurious retreat within the home.



The room benefits from characterful vaulted ceilings, recessed ceiling lighting and a neutral decorative finish, enhancing the sense of space and light throughout. Useful eaves storage is incorporated into the design, providing practical and accessible storage solutions whilst maximising the

available floor area. A particular feature of the suite is the adjoining en-suite shower room - combining comfort, functionality and excellent proportions, this outstanding master bedroom represents an ideal principal suite.

**En-suite**

A well-appointed en-suite shower room serving the principal bedroom, fitted with a contemporary white suite comprising a corner shower enclosure with glazed screen and tiled surround, hand wash basin with storage beneath and low-level WC. A large Velux provides excellent natural

light while enhancing the bright and airy feel of the room. Finished to a high standard with modern tiling, recessed lighting and quality sanitary ware throughout, the en-suite offers both style and practicality, providing a comfortable private facility to accompany the impressive principal bedroom suite.

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

A well-proportioned and versatile bedroom situated on the first floor, benefiting from a large north-facing rooflight which allows an abundance of natural light to fill the room. The characterful sloping ceilings create a cosy yet spacious atmosphere, while the neutral décor and quality carpeting

provide a stylish and comfortable finish.



The room offers ample space for a double bed and associated bedroom furniture, making it ideal as a guest room, children's bedroom or home office. Further benefits include useful built-in eaves storage cupboards, providing practical additional storage whilst maximising the available floor space. A bright and attractive bedroom well suited to a variety of requirements.



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

A well-proportioned first-floor bedroom enjoying a bright and airy feel thanks to twin rooflights which flood the room with natural light throughout the day. Featuring attractive sloping ceilings that add character and charm, the room offers comfortable accommodation for a double bed.

Finished in a neutral colour palette with recessed ceiling lighting and quality carpeting, the room is ideally suited as a guest bedroom, children's room or home office. A comfortable and versatile bedroom forming part of the well-designed first-floor accommodation.

Separate Plant Room

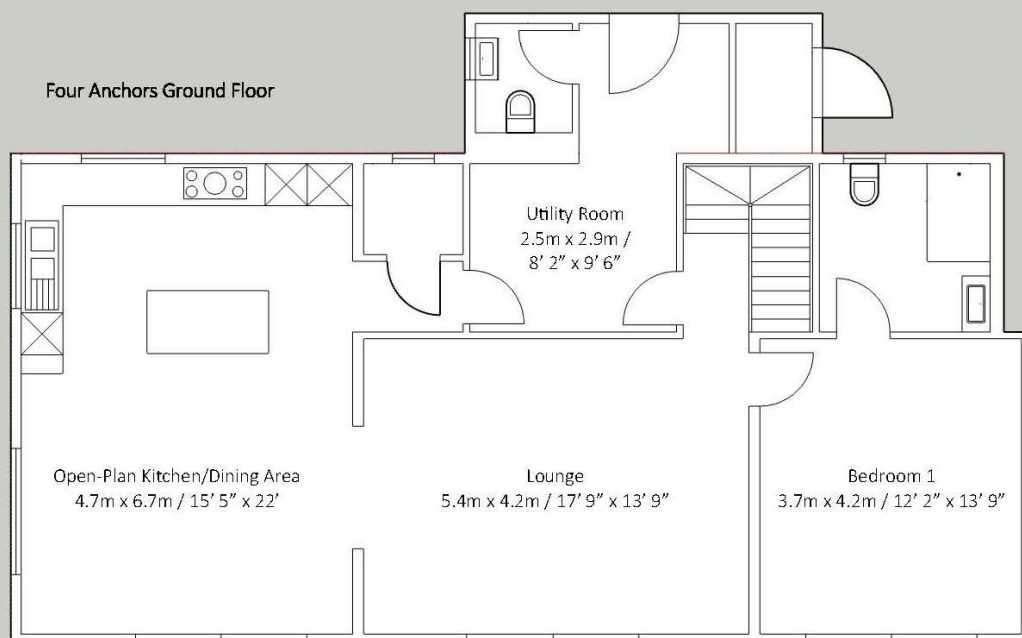
Located externally and accessed independently from the main accommodation, the plant room contains the property's boiler, hot water cylinder and electrical systems. This practical space ensures the efficient housing of key services while preserving valuable internal floor space and facilitating ease of access for routine maintenance.

Garden Area

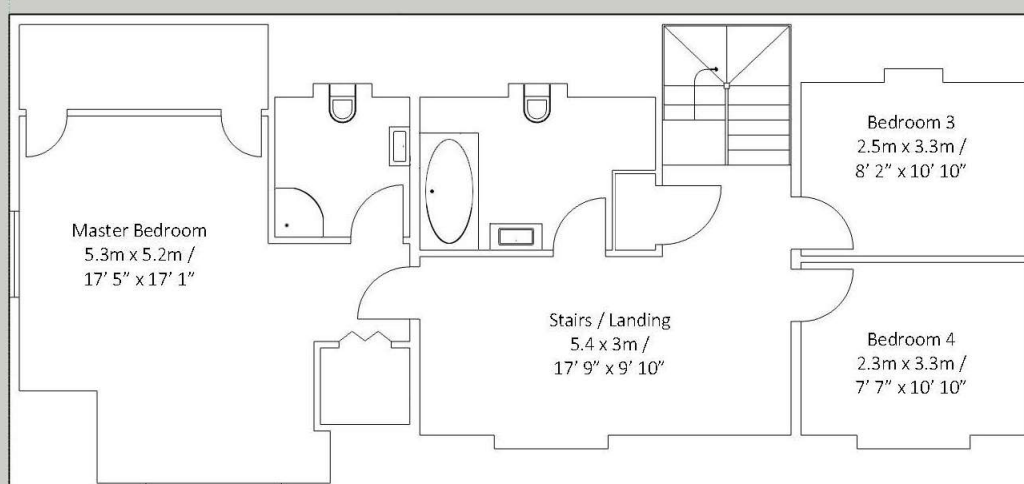
The property is set within generous garden grounds, currently laid with a brick patio around the front entrance and a newly seeded lawn in the south-facing and west-facing garden area. The garden enjoys a pleasant open aspect and provides a delightful vista over treetops, meadows and out to sea with Jersey on the horizon. Purchasers should note that the precise division of the grounds between Three Seas and Four Anchors has not yet been formalised. If acquired together as a freehold in its entirety, the gardens could remain as a single larger plot or be landscaped to provide privacy between the two dwellings to suit the owner's requirements, offering considerable flexibility for future use.



Four Anchors Ground Floor



Four Anchors First Floor





Three Seas

Three Seas is a beautifully presented two-bedroom home forming one half of this newly constructed open market development. Designed to maximise natural light and modern convenience, the property offers well-proportioned accommodation including an entrance hall, WC, family bathroom and a spacious open-plan kitchen, dining and living area. Combining contemporary finishes with practical island living, Three Seas provides comfortable and low-maintenance accommodation in a peaceful yet central Sark location.



Entrance Hall

A welcoming entrance hall incorporating a practical utility area, thoughtfully designed to maximise everyday functionality. Fitted with matching cabinetry, work surface space and plumbing for laundry appliances, the area provides excellent storage and household workspace while maintaining a clean and contemporary appearance. Finished with attractive Palio flooring and recessed lighting, the space offers a seamless transition into the main living accommodation, opening into the bright and sociable open-plan kitchen, dining and living area beyond - this is a highly useful and well-planned entrance space.

WC

A conveniently located ground floor cloakroom fitted with a contemporary white suite comprising low-level WC and wall-mounted wash hand basin with mixer tap. Finished in a clean, neutral style with Palio flooring, this practical facility provides added convenience for both residents and guests and is ideally positioned off the main entrance and living accommodation.



Bedroom 1 – 2.8m x 3.2m / 9' 2" x 10' 6"

A delightful dual-aspect twin bedroom offering versatile accommodation for family living or visiting guests. The room is beautifully light thanks to a generous east-facing picture window overlooking the neighbouring property and features a neutral colour palette, recessed lighting and Palio flooring. Comfortably accommodating two single beds, the space could equally serve as a children's bedroom, guest suite or home office if required.



**Kitchen / Dining Area – 3.3m x 4.2m / 10' 10" x 13' 9" /
Lounge – 3.4m x 3m / 11' 2" x 9' 10"**

Access from the entrance / utility area leads into the open-plan kitchen / dining area / lounge area. A bright and contemporary open-plan living space forming the heart of the home, combining kitchen, dining and sitting areas in a sociable and versatile layout. The well-appointed kitchen is fitted with a range of modern wall and base units, complementary work surfaces, integrated electric oven with induction hob and extractor hood, and inset sink. The adjoining dining area comfortably accommodates a family dining table, while the living area provides ample space for relaxed seating and entertaining.



Large sliding glazed doors flood the room with natural light and provide direct access to the garden, creating an excellent indoor-outdoor connection with stunning views across to Jersey. Finished with recessed ceiling lighting, neutral décor and attractive Palio flooring throughout, this is a stylish and low-maintenance space ideally suited to modern family living and entertaining.



Master Bedroom – 3.7m x 3.7m / 12' 1" x 12' 1"

A spacious and elegantly presented principal bedroom occupying the upper floor, enjoying an attractive south-facing outlook across to the neighbouring island of Jersey through a large picture window that fills the room with natural light. The generous proportions comfortably accommodate a double or king-size bed with ample space for additional bedroom furniture and seating.

Characterful vaulted ceilings create a sense of space, while the neutral décor, recessed lighting and soft carpeting contribute to a calm and relaxing atmosphere. The room further benefits from access to several adjoining storage areas, making this an impressive and comfortable master bedroom.





Family Bathroom

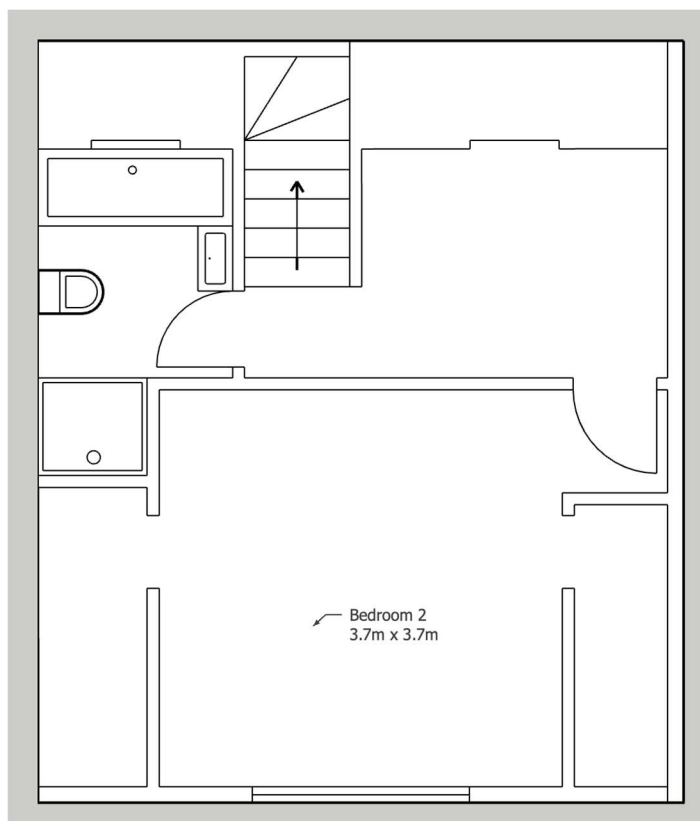
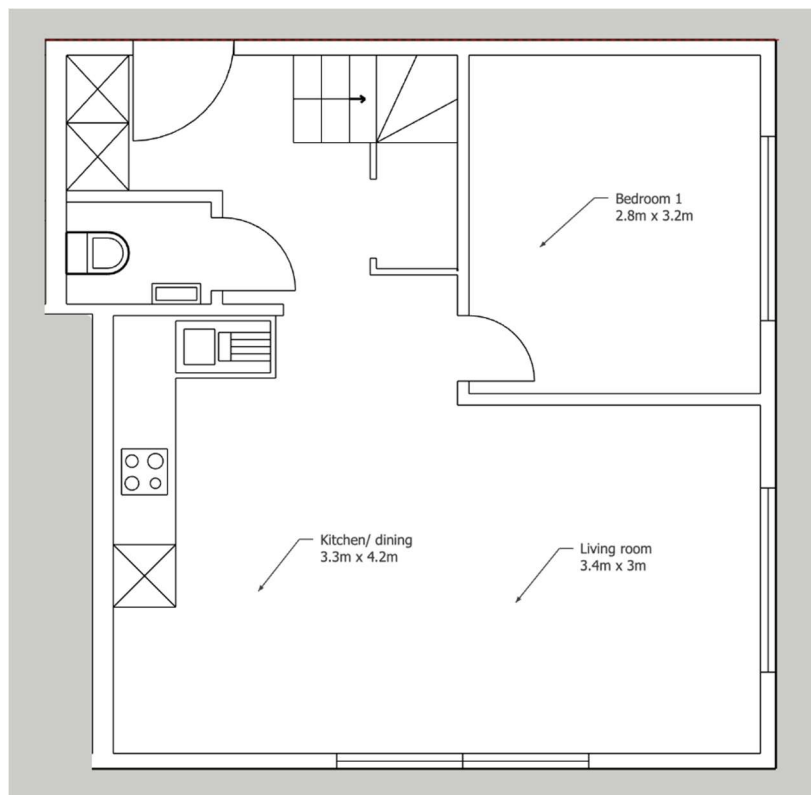
A stylish and contemporary family bathroom, well-appointed with a modern white suite comprising panelled bath with mixer shower attachment, separate glazed shower enclosure, handwash basin with vanity storage beneath, and low-level WC. A large rooflight floods the

room with natural light, enhancing the bright and spacious feel, while neutral tiling and flooring create a clean and modern finish. Further benefits include a chrome heated towel rail and recessed lighting, providing a practical yet elegant space designed for both everyday family use and guest convenience.



Garden Area

The property is currently laid with a brick patio around the front entrance and a newly seeded lawn in the south-facing and east-facing garden area. The garden enjoys a pleasant open aspect and provides a delightful vista over treetops, meadows and out to sea with Jersey on the horizon. Purchasers should note that the precise division of the grounds between Three Seas and Four Anchors has not yet been formalised. If acquired together as a freehold in its entirety, the gardens could remain as a single larger plot or be landscaped to provide privacy between the two dwellings to suit the owner's requirements, offering considerable flexibility for future use.





Services and details for Three Seas / Four Anchors

Services

Both properties have 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 each with its own separate cesspit.

Term

Freehold.

Property Tax

Three Seas - £446.20 per annum at the 2026 rate of £19.40 per domestic 'quarter'. The measurements of the property equate to 23 quarters.
Four Anchors - £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 £1,200,000.



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