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18 HAUTEVILLE



Rental - £1,000 per month

A most delightful traditional island house in excellent decorative order situated in the quietest part of St. Anne's and within easy walking distance of the Town Centre or the cliff paths for walking. The garden is extensive and includes two additional plots of land.

On the ground floor there is a Sitting room, Dining room and Kitchen; the second floor has a Conservatory, two Bedrooms, Bathroom and a Shower room. On the top floor there are two further Bedrooms. There is full central heating and there are ample radiators, power points, lights, TV points, etc. The first and second floors are fully carpeted.

Entered through wooden front door into:

ENTRANCE HALL: **1.22 m x 1.22 m (4' x 4')**

Overhead lighting, concealed circuit box and tiled floor.

DINING ROOM: **5.13 m x 3.84 m (16' 10" x 12' 7")**



An elegant Dining Room with a period feel; featuring an open fire with wooden surround and wooden floor. There is a fitted bookcase and an East-facing window with a deep window sill. The large store cupboard has an arched wooden doorway.

Through an archway from the Dining Room to:

SITTING ROOM: **5.8 m x 3.6 m (16' 8" x 11' 10")**



A very comfortable Sitting Room with a large stone open hearth fireplace and a wooden floor. There is a magnificent chandelier light and 3 double and 1 single wall lights. The two windows face South and East and there is a South-facing door leading out to a side garden.

KITCHEN:**3.9 m x 2.5 m (13' x 8' 3")**

The Kitchen is fully fitted with wooden, cottage-style units and white work surfaces, complemented by a tiled floor. The window, with a deep sill, faces East. The single sink is stainless steel with a draining board. There is a Hygena 4-ring black hob and a dark blue Rayburn, also a Miele washing machine, a Zanussi washing up machine and an Indesit fridge/freezer.

From the kitchen, carpeted stairs lead up to the second floor and two steps down lead to:

CONSERVATORY:**3.9 m x 3.7 m (12' 9" x 12')**

The Conservatory is a large airy room overlooking the garden. It has upvc windows, a wooden floor and black tiled window sills. The boiler is hidden in a corner of the room and gives warmth in the winter allowing the room to be fully used all the year round.

There is a door leading into the garden from the Conservatory.

Off the Conservatory is a shower room:

SHOWER ROOM:

3 m x 2.9 m (10' x 3')



The Shower Room has a black tiled floor with white tiling and white fixtures and a feature black wall. There are white hand basin with mirror above; toilet and shower. There is a skylight and a ladder-style radiator for towels.

MASTER BEDROOM SUITE:

This has a door shutting off the bedroom and bathroom from the rest of the house, with a small private landing.

MASTER BEDROOM:

3.43 m x 3.4 m (11' 3" x 11' 1")



The Master Bedroom has two East facing windows with deep low sills and a built in extra-large wardrobe with light.

MASTER BATHROOM:

1.9 m x 1.87 m (6' 3" x 6' 2")



The bathroom has a white suite and white tiling with blue borders. The bath has a shower and also wooden fitted shelving at one end. There is a ladder towel radiator and a window above the toilet and a hand basin and a ceiling light.

GUEST BEDROOM:

3.6 m x 2.7 m (11' 10" x 9' 2")



This double bedroom has an East facing window and fitted wardrobes.

Up carpeted stairs to two further bedrooms/studio rooms:

BEDROOM 3:

3.3 m x 2.5 m (11' x 7'10")



This light and airy room, overlooking the garden, is currently used as a studio and office.

BEDROOM 4:

3.4 m x 3.38 m (11' 3" x 11' 1")

This bedroom also overlooks the garden.



OUTSIDE

GARDEN:

There are stone steps from the Conservatory leading up to the mature garden which is laid to lawn and vegetables. There is a traditional garden shed and also a further shed which is used as a greenhouse.



Part of the garden to the South side of the house is at a lower level, accessible from the Sitting Room. It includes a patio area and a side gate from the road.



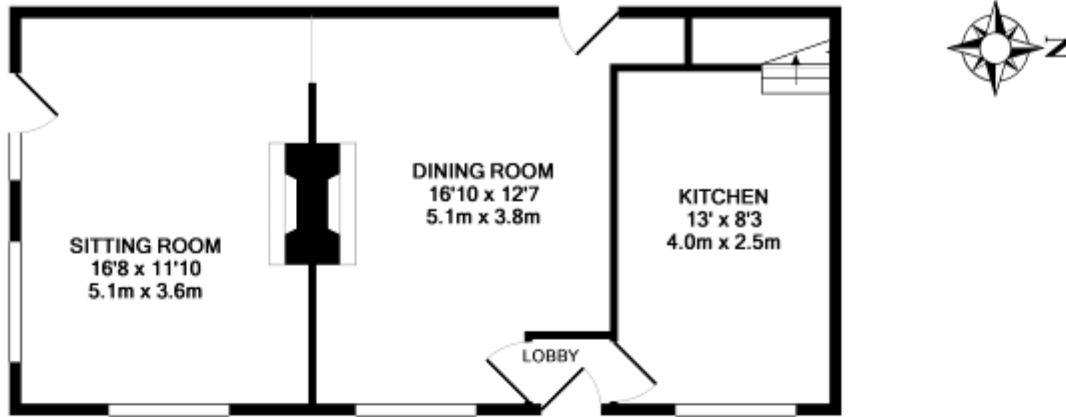


Above this there is an extensive lawn with an area planted with six new fruit trees.

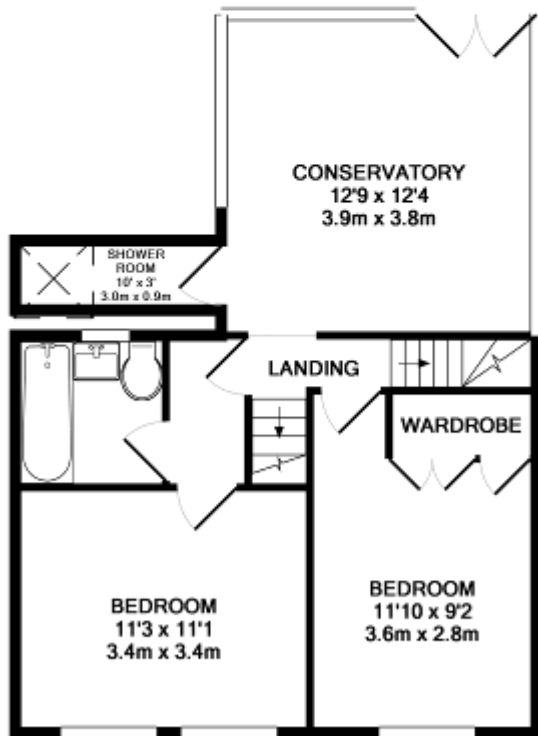


Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide. No services have been tested.

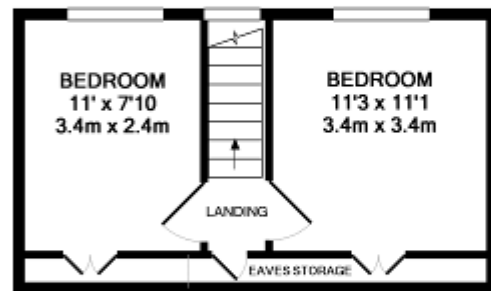
FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 223 SQ.FT.
(20.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1337 SQ.FT. (124.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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