

Mitchell & Partners Ltd

ESTATE AGENTS
VALUERS

Bridget Postlethwaite, Managing Director
John Postlethwaite, Director

PROPERTY MANAGEMENT
SECRETARIAL SERVICES

5 Allee es Fees
Alderney
GY9 3XD

Tel: 01481 823277
mitchells@alderney.com
www.housesforsale.alderney.com

“8 ROUTE DE BRAYE”



£390,000 Freehold NEW PRICE

A large Victorian three-storey town house facing East on Braye Hill close to the centre of St Anne and the Harbour. This property has been completely renovated and refurbished in excellent taste to create a comfortable and contemporary home.

The accommodation comprises: on the ground floor a large, modern, farmhouse style kitchen/dining room and the guest suite, comprising double bedroom with en-suite wet room. The first floor is a single, spacious living area flowing seamlessly between workspace and sitting room and on the second floor is a magnificent master bedroom suite including walk in dressing room.

The terraced garden to the rear faces West with high stone walls for privacy. There are both lawns and a secluded patio for summer entertaining.

Windows are Upvc double glazed, there is full central heating throughout; ample lighting, radiators and power points.

This is a most desirable property.

Entered through a solid wood door into:

KITCHEN:

5.79 m x 4.57 (19' x 15')



This is an attractive and inviting farmhouse-style kitchen with ceramic tile flooring. The windows face East and West and has a door leading to the patio and garden. The stone surround fireplace with a granite lintel, has a Clearview multi-fuel stove. The fitted units are cherry wood with a marbled work surface with double sink and drainer, with inset chopping board. There is an integral Neff dishwasher and Agion fridge; Rangemaster 110 oven and grill with six burners and a Neff extractor fan with lighting above.

Off the Kitchen to:

GUEST SUITE:

3.51 m x 2.89 m (11' 6" x 9' 6")



The Guest Suite consists of double bedroom with East facing window; deep double wardrobe and fitted carpet.

And through to:

EN SUITE WET ROOM:

2.08 m x 1.35 m (6' 9" x 4' 5")



Fully tiled wet room in Travertine tiles with decorative mosaic tiled wall in shower area; Aqualisa power shower with glass partition; white suite with corner W.C and wash hand basin with wall mounted taps and circular mirror with inset pinpoint lighting above. Ladder style towel rail radiator

Back to the Kitchen and up carpeted staircase to:

LIVING ROOM:

9.14 m x 4.57 m (30' x 15')



Three East facing windows and two West facing ones, together with white-washed wooden flooring contribute to making this a light and airy living space. The fireplace with Clearview multi-fuel stove is set in a feature stone wall and is the centrepiece of the 'sitting room'.



The opposite end of the living room is laid out as a modern home office with white corner computer desk and block-style open fronted storage unit.

Carpeted staircase leads up to:

MASTER BEDROOM SUITE:

The Master Suite is the entire top floor of the house and consists of Master Bedroom; Dressing Room and en-suite Wet Room.

MASTER BEDROOM:

14' 7" x 11' 10" (4.45 x 3.61)



This spectacular and dramatic bedroom features a crescent topped, free-standing bath set on Travertine tiles with inset up-lighting. The chrome mixer tap with shower attachment is free-standing beside the bath.

There are two East facing and two West facing windows and the flooring is laminate natural wood.

Off the bedroom to:

EN-SUITE SHOWER ROOM:

2.59 m x 6.90 m (8' 6" x 5' 9")



Fully tiled in Travertine tiles; Rainforest shower with glass screen; white hand basin set on wooden plinth with mirror with inset lighting above. Corner WC and ladder style headed towel rail. The window, with obscured glass, faces West.

Also off the bedroom behind sliding mirrored doors:

DRESSING ROOM:

2.94 m x 2.81 m (9' 8" x 9' 3")



There is an East facing window; automatic, door activated ceiling light; shelving and hanging space. The floor is a continuation of the wood laminate bedroom flooring.

There is access to the loft which is insulated.

GARDEN

Accessed from the Kitchen is a paved patio with a covered storage. This contains the oil tank and a Miele fridge/freezer. There is a strip light and fitted units. The patio also has two fitted storage rooms; one houses the new Boulter central heating boiler, shelving and an overhead light, and the other a Miele washing machine.

The patio has lighting and provides a romantic alfresco dining area.

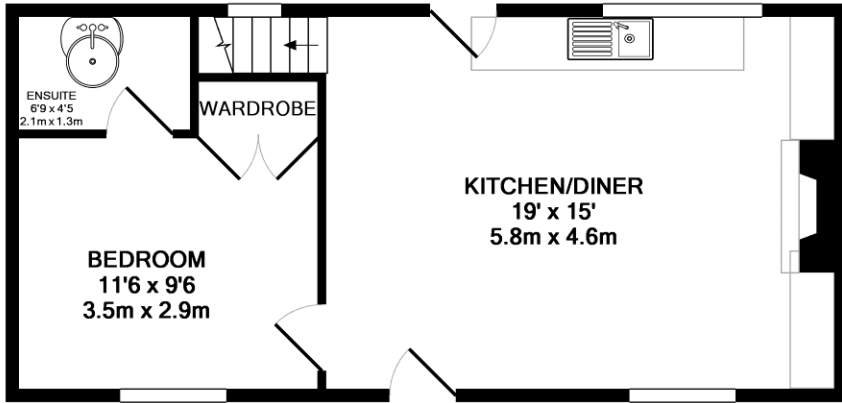


Steps lead from the patio to a tiered garden with 2 lawn areas, a garden shed, and paved seating area with sweeping views.

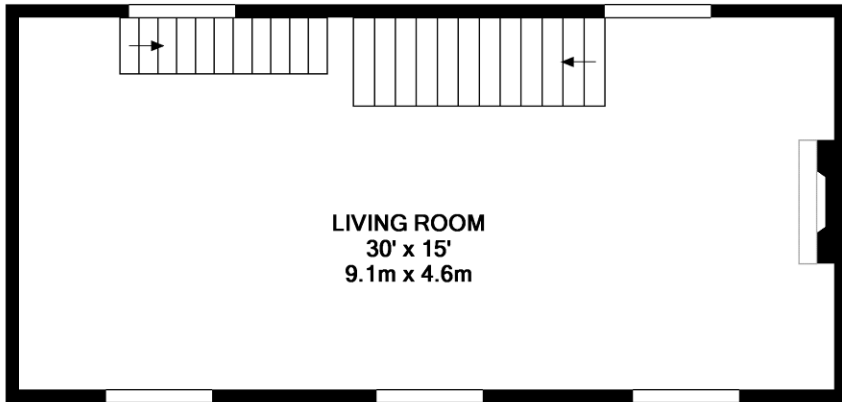




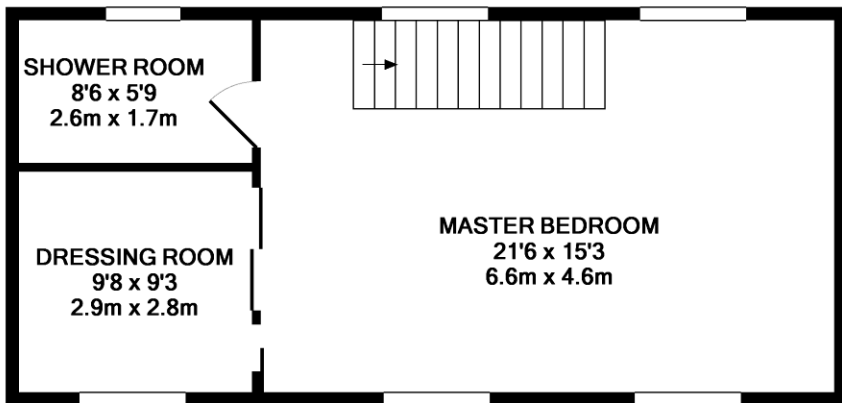
FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.6 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

MAPS:

