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## “HARMARDEN” LONGIS ROAD



**£495,000 Freehold**

This is a large, South facing family bungalow near to the clubhouse and overlooking the golf course, within easy reach of Longis Bay. The property comprises: entrance hall, sitting room, dining room, kitchen/breakfast room, sun room, master bedroom with large en-suite bathroom, second bedroom with en-suite shower room, two further double bedrooms and a cloakroom. The property is built on two underground bunkers which have lighting and are dry for storage. There is also a Garage.

There is oil fired central heating. The house is fully carpeted except where alternative flooring is mentioned. There are ample plug sockets throughout.

Entered from a tiled parking area, suitable for several cars, into:

**PORCH:** **2.66 m x 1.01 m (8' 9" x 3' 4")**

Light, glazed porch, facing North-West, with outer patio door. Further glazed door leads through to:

**HALLWAY:** **6.09 m x 1.93 m (20' x 6' 4")**



This hallway is wider than many; there are two windows facing North-West. There is a radiator, telephone point and ceiling light.

Off the Hallway to the left:

**CLOAKROOM** **1.93 m x 1.62 m (6' 4" x 5' 4")**

Fully tiled in deep green, with W.C. and hand basin. There is a mirror with light and shaving point; radiator and ceiling light.



Off the Hallway to the right:

**SITTING ROOM:** **9.15 m x 4.87 m (30' x 16')**



This is an imposing sitting room with windows facing North-West and South-West. There is a stone fireplace with a feature gas fire. There is a glazed door leading to a small porch with access to the front of the house and steps to the cellars below the house. Three radiators and two ceiling lights.

Across the Hallway to:

**DINING ROOM: 5.9 m x 3.7 m (19' 4" x 12' 2")**



This is a most elegant dining room, facing South and with French doors leading to the sun lounge. There is a six-branch ceiling light and two double wall lights, all with matching shades. There is a radiator and a wide serving hatch through to the kitchen. Also in the dining room is the airing cupboard, which makes this a warm room even in the winter.

Through to:

**KITCHEN: 4.88 m x 4.62 m (16' x 15' 2")**



The Kitchen is fully fitted with large windows facing South and East into the Sun Room and over the garden and the additional light is provided by a fluorescent ceiling light. There are both base and overhead units with plenty of work surface. There is a stainless steel sink with double drainer; New World gas cooker; Hoover dishwasher and Hoover washing machine; large, free-standing fridge/freezer. Ceramic tiled floor. This room is large enough to have a traditional kitchen table for family meals.

Through glazed door to:

**SUN LOUNGE:** **L-shaped, 15.24 m x 1.83 m (50' x 6') max**

This area faces South and East. The Eastern, shorter area has a tumble drier and is used for storage. The Southern long length overlooks the garden and the countryside and has access to the Dining Room and patio doors to the garden.



**MASTER BEDROOM:** **5.05 m x 4.35 m (16' 7" x 14' 6")**



This is a large, light and airy bedroom with windows facing East and North. There is a built in dressing table with three double built-in wardrobes. There is a ceiling light, television point and two radiators.

**EN SUITE BATHROOM:** **L-shaped 3.73 m x 3.65 m (12' 3" x 12') max**



This is a most unusual, fully-tiled bathroom. The suite consists of bath with shower attachment, separate shower, bidet, W.C. and double wash basin. There is a mirror with overhead light and shaver point; ceiling light and radiator. The window faces North.



There is a second door through to the Hallway.

**BEDROOM 2:****4.78 m x 3.5 m (15' 8" x 11' 6")**

This large, light bedroom has windows to the West and to the South with views over the garden from all windows. There is a ceiling light and a radiator.

**EN-SUITE SHOWER:****2.13 m x 1.72 m (7' x 5' 8")**

Fully tiles with a suite comprising shower, W.C. and double hand basin with mirror and overhead light with shaving point. The window faces West. There is a ceiling light and radiator.

**BEDROOM 3:****4.78 m x 3.73 m (15' 8" x 12' 3")**

This is a large double room with window facing South over the garden. There is a hand basin with mirror, overhead light and shaving point. There is a ceiling light and a radiator.

**BEDROOM 4/STUDY:**

**3.4 m x 3.35 m (11' 6" x 11')**



This room has a South facing window overlooking the garden. There is a wash basin with mirror, overhead light and shaver point. Fitted shelving for use as a Study. Central ceiling light and radiator. There is a large walk-in cupboard with loft access.

The loft has a pull down ladder and is large and fully insulated.

Accessed from both outside and the Sitting Room:

**CELLARS:**



There are three cellars below the house: one is currently blocked off. The other two are dry and have electricity and lighting. One houses the boiler, which makes an excellent drying room and also has a Zanussi chest freezer and the other has floor to ceiling cupboards.

At the top of the stairway to the Cellars, at the front of the house, is a small room, approximately 9' x 3' 2" which currently houses garden accessories.

**GARAGE:**

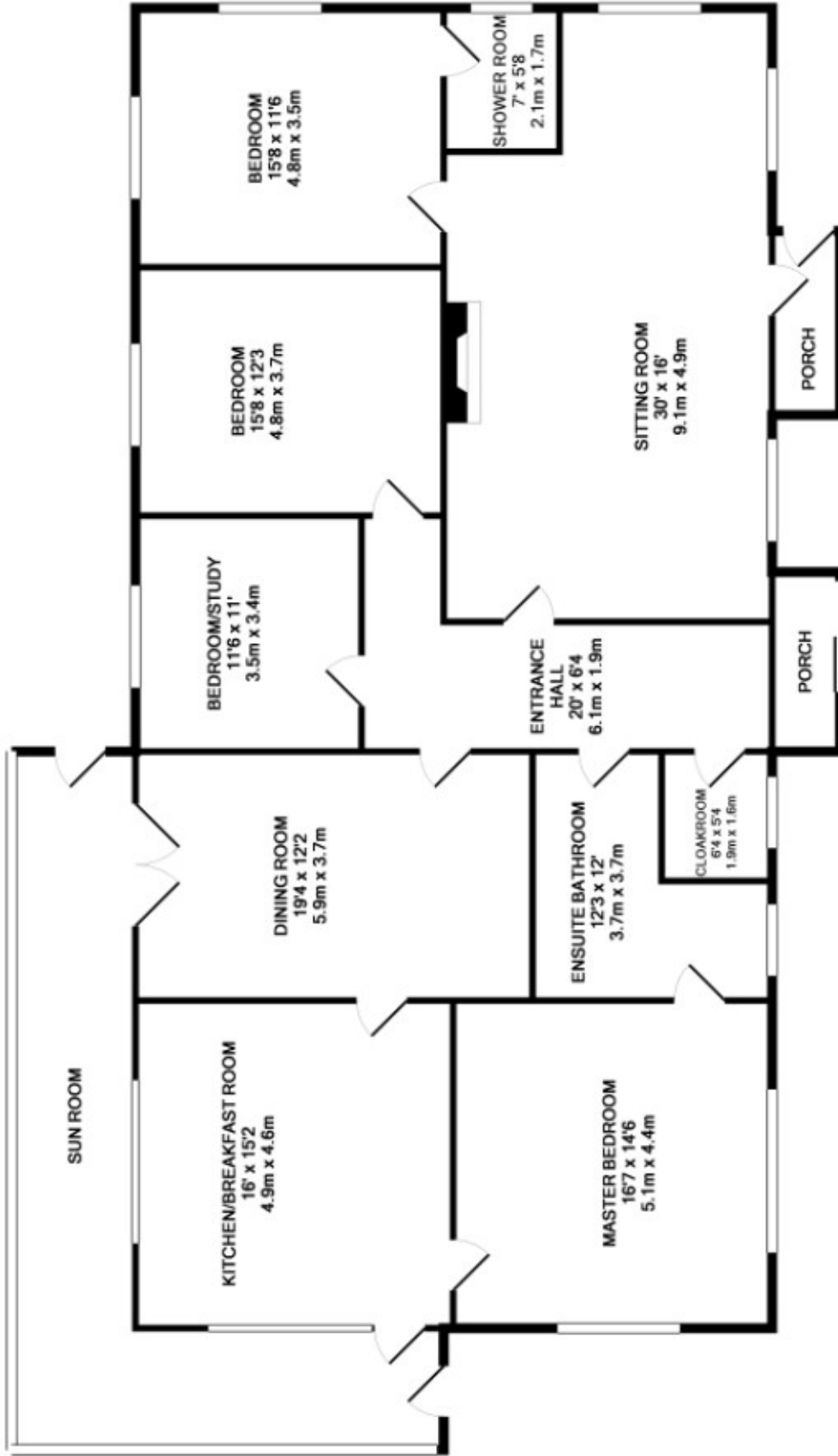


There is a good-sized single garage with an up and over door and power, accessed from a lane beside the house.

## **GARDEN AND GROUNDS:**

The gardens surround the house on three sides and at the front is a paved area with parking for several cars. There are lawns, rockeries, mature trees and an area which has previously been a vegetable garden but which has been left to lawn once more apart from a large bed of Autumn raspberries.





TOTAL APPROX. FLOOR AREA 218.9 SQ.M. (2357 SQ.FT.)

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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