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VIEWINGS BY APPOINTMENT WITH MITCHELL & PARTNERS

“THE BOOKSHOP”, 39 VICTORIA STREET



£350,000 Freehold NEW PRICE

This delightful property has been the Alderney Bookshop since 1984 until recently. Internally it has retained many original features. The building is situated on a cobbled street in the heart of St. Anne's shopping area and is suitable immediately as a retail outlet with two bedroom flat or could be transformed into a luxury town house.

The accommodation comprises: Shop, Office and W.C. on the Ground Floor; large Sitting/Dining Room and Kitchen/Breakfast Room on the First Floor; with two Bedrooms and a Bathroom on the Second Floor. There is a secluded garden at the rear.

Entered from the cobbled street through a wooden door into a small lobby, with doors through to a corridor leading to the Study/Office and to the living accommodation above. There is a multi-panel glazed door into:

BOOKSHOP/RECEPTION ROOM : **21' x 12' max (6.40 m x 3.65 m)**



The large window with wide display sill faces East onto Victoria Street. This room is fully fitted with display shelving for books.



Through the Shop to:

INNER HALLWAY : **19' 6' x 7' max (5.94 m x 2.13 m)**



This building was formerly a bank and there is a large built-in safe immediately beyond the shop. This hallway has a cupboard under the stairs and along its length there is shelving and a worktop with drawers and cupboards below for storage for further books. At the far end of the Hallway is a door to the garden at the rear of the property.

Off the Hallway, door at the end to:

W.C. & BOILER ROOM : **5' x 5' (1.52 m x 1.52 m)**

The white suite comprises W.C. and wash basin. There is shelving, lighting and a vinyl floor. This room also contains the Boulter oil fired boiler. The window faces South over the garden.

Also off the Hallway, just beyond the Shop:

OFFICE

: 12' 9" x 12' (3.88 m x 3.65 m)

The two sash windows face West overlooking the garden. There are bookshelves in the alcove; a triple candle-style decorative ceiling light; radiator; telephone socket and carpet.



Multi-pane door from the office leads to:

CORRIDOR & STAIRWAY

: 21' x 3' (6.40 m x 0.91 m)

This corridor is also entered through a door at the far end. There is a radiator and a ceiling light. The carpeted stairway leads to:

FIRST FLOOR

At the top of the stairs, left via a small landing to:

SITTING / DINING ROOM

: 23' 6" x 16' max (7.16 m x 4.87 m)



This is a most elegant room retaining several original features, including two arched recesses and a fireplace with carved wooden surround, currently housing a gas fire.



The three windows face East. There are floor to ceiling fitted book shelves; 3 radiators, TV and telephone sockets.

Off the small landing to the right to:

KITCHEN / BREAKFAST ROOM : **18' x 12' 6" (5.48 m x 3.80 m)**



This is a most charmingly old-fashioned Kitchen with pine floor and wall units at one end and a fireplace with wooden mantelpiece and surround at the other. To the right of the fireplace is a floor to ceiling storage cupboard/larder.



There are two West facing windows, overlooking the garden. There is partial tiling and a Parkinson Cowan gas double oven with four ring hob and overhead cooker hood. Large fridge; washing machine, stainless steel double sink with mixer tap, the floor is vinyl.

Door from the Kitchen leads to a further landing, with a staircase leading to:

SECOND FLOOR

There is a carpeted landing with window and ceiling light.

MASTER BEDROOM : **16' x 13' (4.87 m x 3.96 m)**



The windows face West overlooking the garden. There are two fitted double wardrobes and two fitted, full-length book cases. This room has a telephone socket, radiator and is carpeted.

Back across the landing to:

BEDROOM 2

: 16' x 13' (4.87 m x 3.96 m)

This room has exposed beams and the dormer window faces East. There is a double wardrobe and under eave storage. This room also has a white hand basin with splash back tiling and mirror.



Between the two Bedrooms is:

BATHROOM

: 11' x 5' 9" (3.35 m x 1.75 m)

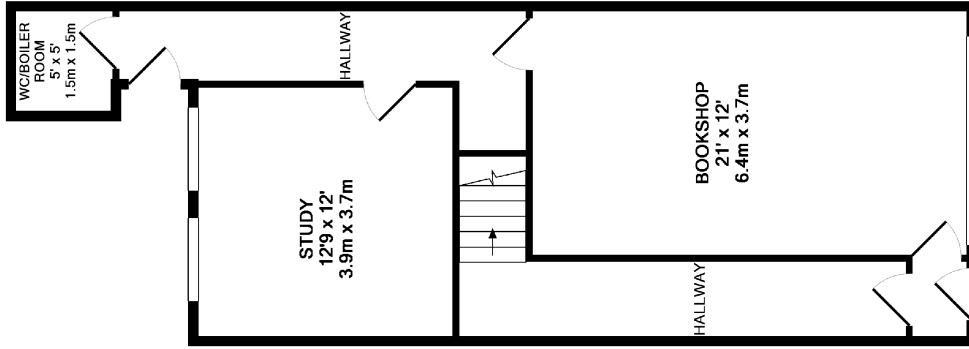


The white suite comprises W.C., bath and hand basin set in a vanity unit. There is splash back tiling to the bath and basin with a decorative mirror and shaving point over the basin. There is a full width shelf at the head of the bath and behind the W.C. The airing cupboard contains the hot water cylinder.

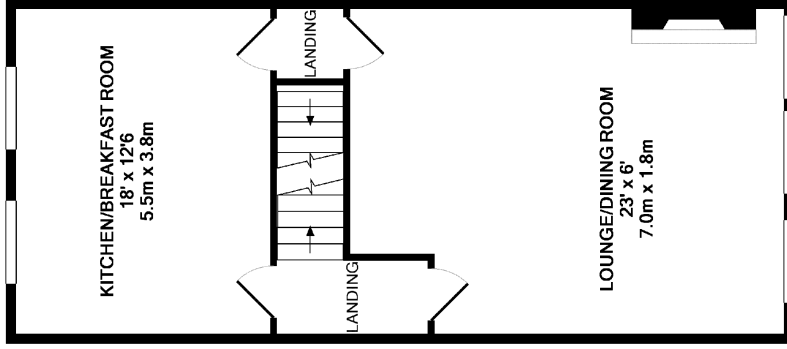
OUTSIDE

To the rear of the property there is a secluded garden enclosed by walls, with trellis fencing to either side. This area is currently used for BBQs and as an external dining 'room' with an external light. There are flowers and shrubs in pots.

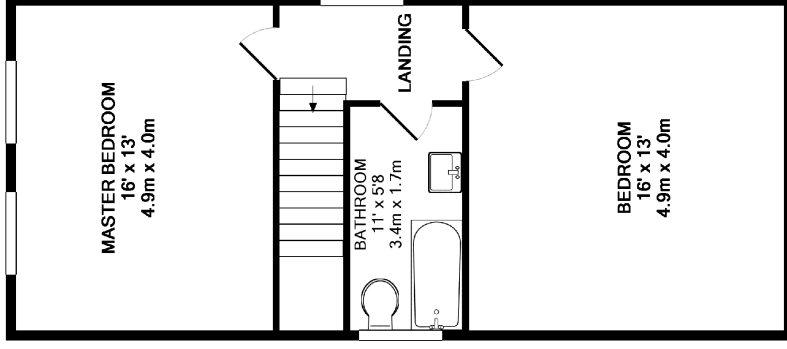




GROUND FLOOR
APPROX. FLOOR
AREA 58.3 SQ.M.
(627 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.6 SQ.M.
(588 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 54.6 SQ.M.
(588 SQ.FT.)

TOTAL APPROX. FLOOR AREA 167.5 SQ.M. (1803 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors and 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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