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THE TOWN HOUSE

10 THE HIGH STREET



£395,000.00 FREEHOLD – REDUCED FOR QUICK SALE

A popular Guest House situated in the centre of the Norman town of St Anne. It offers beds for seventeen guests in addition to the owner's apartments. This traditionally built town house has in recent years benefited from a renovation program that has provided it's clientele with a high standard of accommodation. There is an enclosed garden with ample sitting areas.

The accommodation consists of: 6 Guest Bedrooms with en-suite bath/shower rooms, Residents' Lounge, Dining Room, Kitchen, Office, Entrance Hall, Laundry Store, Boiler/Utility Room. There is also Owner's Accommodation consisting of Lounge, Kitchen/Dining Room and Bedroom with en-suite Shower Room.

Sold fully furnished, equipped and with bookings in place for continuance of guest house business or the property has also been granted a Special Ordinance for subdivision - plans available.

MAIN GUEST HOUSE

Ground Floor

ENTRANCE HALL

17ft 8" x 7ft 11" including stairwell,

South facing, part-glazed timber door to main street, ceiling light, telephone point, power points, radiator, smoke alarm, room thermostat, storage cupboard, fitted carpet, glazed double doors with glazed side panels leading to:

DINING ROOM

17ft x 13ft



Two uPVC double glazed sash windows, curtains, three wall lights, radiator, smoke alarm, fitted carpet.

LAUNDRY STORE ROOM

5ft 6" x 4ft 9"

Ceiling light, shelving, tiled floor, doorway through to:

BOILER/UTILITY ROOM

11ft 8" x 7ft 9"

Radiator, shelving and workbench, two ceiling lights, power points, two freezers, two Hotpoint washing machines, gas powered industrial Whirlpool dryer, oil fired boiler, hot water cylinder, concrete floor.

RESIDENTS' LOUNGE

16ft 10"x 11ft 3" max



Three south facing fixed uPVC double glazed windows, north facing uPVC double glazed French doors to garden, curtains TV point, ceiling light, fitted carpet, plus:

Corridor Area

10ft 8" x 3"6".

KITCHEN

10ft 6" x 8ft

North facing uPVC double glazed window, ceiling light, power points, base units, worktops and wall cabinets, part wall tiling, shelf with Daewoo Microwave, Gemini Industrial stainless steel range cooker with double oven, eight gas burners and double grill, Hotpoint fridge freezer, dishwasher, Buffalo coffee maker, Kenwood toaster, Buffalo water heater, wall mounted fire blanket, vinyl flooring.

Back through to Entrance Hall and up carpeted stairway to the half-landing:

OFFICE

5ft 7" x 5ft 4"

North facing; uPVC double glazed window, telephone point, ceiling light, power points, built in desk/worktop and shelving, fitted carpet.

Second Floor

BEDROOM 1

13ft 8" into eaves x 12ft 11"

One north and one south facing uPVC double glazed dormer window, curtains, ceiling light, TV point, power points, radiator, fitted carpet.

EN SUITE SHOWER ROOM

7ft into eaves x 5ft 10"

Extractor fan, one recessed ceiling spot light, white suite comprising WC, hand basin with shelf, mirror, light and shaver point above, shower cubicle, radiator and towel rail, Vinyl flooring.

BEDROOM 2

14ft into eaves x 12ft

One north and one south facing uPVC double glazed dormer window, curtain, ceiling light, TV point, power points, radiator, fitted carpet.

EN SUITE SHOWER ROOM

7ft into eaves x 5ft 7"

Extractor fan, one recessed ceiling spot light, white suite comprising WC, hand basin with shelf, mirror, light and shaver point above, shower cubicle, radiator and towel rail. Vinyl flooring.

Second floor landing has a north facing uPVC double glazed window, loft access, wall light and smoke alarm, fitted carpet.

BEDROOM 3

16ft 10" x 12ft 7" max, L-shaped

Two south facing uPVC double glazed sash windows, curtains, fitted carpet, ceiling light, power points, TV point, radiator.

EN SUITE BATHROOM

5ft 10" x 5ft 8"

North facing uPVC double glazed window with blind and deep tiled sill, ceiling light, ladder radiator, fully tiled walls, matching white suite WC, bath with shower attachment, basin with shelf, mirror, light and shaver socket above. Vinyl flooring.

First Floor

BEDROOM 4 SUITE

A twin room and a double-twin room with shared en suite bathroom, accessed by stairs from the residents' lounge up to landing with north facing uPVC double-glazed fixed picture window.

DOUBLE/TWIN ROOM:

12ft x 9ft 8"



South facing uPVC double glazed fixed window and north facing uPVC double glazed window, curtains, radiator, ceiling light, power points, TV point, fitted carpet.

TWIN ROOM:

17ft 10" x 5ft 11"

Two south facing uPVC double glazed windows, two radiators, ceiling light point, TV point, power points, fitted carpet.



EN SUITE SHOWER ROOM:

7ft 5" x 5ft 10"

North facing uPVC double glazed window with window with blind, ceiling light, matching white suite comprising WC, basin with mirror and shelf above, tiled shower cubicle, partial wall tiling, loft access, towel rail, vinyl flooring.

BEDROOM 5**14ft x 10ft max**

Two south facing uPVC double glazed sash windows, curtains, ceiling light, TV point, power points, radiator, fitted carpet.

EN SUITE SHOWER ROOM**5ft 8" x 5ft**

South facing uPVC double glazed sash window with obscured glass, curtain and nets, ceiling light, radiator, white suite, WC, hand basin with shelf, mirror, light and shaver point above, shower cubicle, vinyl flooring.

BEDROOM 6**21ft 9" x c.14ft into eaves**

This is a large family bedroom with both Bathroom and separate Shower room en-suite.



East facing picture window overlooking garden, curtains, ceiling light, two wall lights, power points, TV point, storage cupboard under eaves, radiator, fitted carpet.

EN SUITE BATHROOM**6ft x 5ft 4"**

Pebble mosaic flooring, extractor fan, fully tiled walls, white suite, bath with shower attachment, Saniflow WC, basin with shelf, mirror, light and shaver point above, ceiling light, radiator.

EN SUITE SHOWER ROOM**5ft 7" x 3ft 3"**

Pebble mosaic flooring, extractor fan, fully tiled walls, ceiling light, built in shower cubicle with glass sliding doors, ladder radiator.

OWNERS' ACCOMMODATION

The owners accommodation is on the ground floor and is accessed from the Entrance Hall through a solid wooden door:

LOUNGE

16ft 9" x 13ft 2"

Two south facing uPVC double glazed sash windows with window seats and one west facing uPVC double glazed sash window, curtains, ceiling light, three wall lights, power points, two radiators, TV point, two telephone points, open brick fireplace with timber surround and mantle and tiled hearth, fitted carpet.

BEDROOM

15ft 6" x 11ft 7"

West facing timber arched sash window with curtains and nets, two ceiling lights, TV point, power points, radiator, built in shelf, exposed natural stone, fitted carpet.

EN SUITE SHOWER ROOM

11ft 10" max to shower x 6ft 2"

Extractor fan, ceiling light, WC, hand basin with tiled splash-back and mirror above, tiled shower cubicle with curtain, shelving, storage cupboard, towel rail, vinyl flooring.

KITCHEN/DINING ROOM

L-Shaped, 15ft 10" x 8ft 8" and 14ft 9" x 12ft 8"

Two east facing velux windows, east facing part glazed timber door to garden with adjacent fixed timber window, west facing part glazed timber door to street, two ceiling lights, power points, fuses, base units, worktops and tall wall cabinet, one and a half sink with drainer, Stoves gas range cooker with 8 rings, extractor hood with light, Miele dishwasher, fitted carpet.



GARDEN

There is an enclosed garden with access via timber doors from High Street with a short driveway and parking area for one vehicle.

Accessed from both the residents' lounge and the owners kitchen/dining room, the garden is walled on all sides and gets prolonged sunshine. Lawn and flower borders, paths, gravelled area, shed, hose tap, and outside light. The oil tank and gas bottles are also in the garden. A German bunker has been adapted for storage purposes.



Whilst every effort is taken to give a fair description, the accuracy of these details cannot be guaranteed. None of the appliances have been tested and we cannot accept responsibility for any which may prove to be faulty after sale.

