

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

VIEWING STRICTLY BY APPOINTMENT THROUGH
MITCHELL & PARTNERS LIMITED

BURLANDS FARM, CHEMIN DU MEUNIER



£995,000 – FREEHOLD

This lovely, spacious family home is set close to the heart of the town of St Anne yet in a quiet area and borders the countryside. The property has almost an acre of peaceful, secluded garden to the rear and a large barn ideal for conversion.

Newly renovated to a very high standard, this house has a country cottage feel yet with modern fittings and a neutral colour scheme is a most attractive property.

The accommodation in the main house comprises 5 double Bedrooms (one being used as a second Sitting Room), two Bathrooms; Living Room, Dining Room, Kitchen, Study, Library and Utility Room. The Annexe comprises Living room, Bedroom and Bathroom and has a separate entrance so it is ideal as separate living accommodation.

Entered through a light porch with windows on all sides into a large Entrance Hall.

The Hall has wooden flooring, a Upvc casement opening window with fitted wooden blind, overhead light fitting, central heating radiator and power points.

LOUNGE:

22' 10" x 13' 11" (6.97 m x 4.22 m)



This is a large, airy room with doors opening onto the patio. The Lounge has a wooden floor and marble surrounded fire place with a cast iron grate. Both the patio doors and the second window have pole hung curtains. There are two central heating radiators, power points, television and telephone point, two decorative overhead light fittings.

An archway through to the Dining Room gives an even greater feeling of space.

DINING ROOM:

14' 4" x 8' 7" (4.37 m x 2.69 m)

The Dining Room has a wooden floor and a large Upvc casement opening window with pole hung curtains. There is overhead lighting and 4 wall sconces, central heating radiator, power points and television point.



KITCHEN:**14' 2" x 11' (4.28 m x 3.36 m)**

A good sized family kitchen with ample work surfaces and space for a table and chairs. There are two North-facing Upvc casement opening windows with roller blinds, dark floor tiles, marble work surface with fitted wooden units and splash back tiling with under unit lighting. There is a large Rangemaster Aga with brushed chrome air extractor; two overhead four-spot track light, stainless steel sink with drainer and mixer tap, central heating radiator, large Samsung fridge with a ice dispenser, fitted brushed chrome microwave.

Back to the Hallway, giving access to:

SITTING ROOM:**15' 6" x 14' 3" (4.65 m x 4.31 m)**

This is currently used as a second Sitting Room, but alternatively would make a good sized double bedroom. There is a large south facing wooden casement opening window with pole hung curtains which look out over the garden, wooden flooring, overhead light fitting, central heating radiator, television and telephone points, power points.

BEDROOM 1:**14' 2" x 12' 7" (4.31 m x 3.82 m)**

Upvc casement opening window, facing South, with pole hung curtains, wooden flooring, overhead light fitting, central heating radiator, power points, television and telephone point.

BEDROOM 2:**12' 1" x 11' 7" (3.7 m x 3.56 m)**

This is a good sized double bedroom with a South facing wooden casement opening window with pole hung curtains. There is wooden flooring, central heating radiator, power points, television and telephone points, decorative overhead light fitting and fitted wardrobes.



Across the Hallway to:

SHOWER ROOM:**5' 2" x 8' 4" (1.53 m x 2.55 m)**

Fully tiled with a large shower unit with Mira shower, W.C and wash hand basin with mirror, light and shaver point and heated towel rail.

BEDROOM 3:**8' 6" x 12' 4" (2.55 m x 3.85 m)**

This is an excellent children's room, complete with a built in single bed with draws and shelving, Upvc North facing casement opening window with pole hung curtain, decorative light fitting, central heating radiator, wooden floor, power points.

BATHROOM:**8' 4" x 6' 9" (2.55m x 2.10m)**

A newly fitted light and modern bathroom with a white suite comprising W.C, wash hand basin with fitted cupboard, splash back tiling and light with shaver point. There is a bath with shower and full wall tiling, floor tiles, heated towel rail, Upvc sash window with roller blind, recessed spot lights.

**STUDY:****6' x 8' 6" (1.8 m x 2.55 m)**

Upvc North facing casement opening window with wooden venetian blind, wooden floor, over head brushed chrome light track with four spots. There is currently a fitted wooden desk with storage underneath, power points, central heating radiator and telephone point.

LIBRARY: 21' x 7' 6" (6.39 m x 2.20m) (maximum)

This room has a full wall of fitted shelving ideal for storing books, wooden flooring, central heating radiator and power point.

BEDROOM 4: 23' x 12' (7.00 m x 3.6 m) (maximum)



This is a spacious and airy room with West facing double doors leading into the rear garden; two overhead light fittings, power points, carpeted floor fitted wardrobe, telephone and television point.

Back through the Hallway and through to the Kitchen into:

HALLWAY:

With a door leading to the outside of the property, and a tiled floor. This is an ideal second entrance. There is a central heating radiator, 2 overhead lights, storage cupboard and shelving. There is a small room with overhead lighting, tiled floor and a storage cupboard which is currently used to store two large chest freezers.

UTILITY ROOM: 6' 6" x 6' (1.94 m x 1.81 m)

Wooden casement opening window with fitted blind, Zanussi fridge, Zanussi washing machine, fitted units, power points, tiled floor and central heating radiator.

BEDROOM 5: 11' 7" x 9' 4" (3.51 m x 2.86 m)

This is a good sized bedroom with fitted wardrobes and a large East facing casement opening window with pole hung curtains, wood floor, decorative overhead light fitting, power points, television and telephone point, central heating radiator.

A further Hallway with tiled floor, overhead lighting, and a storage cupboard gives access to:

SHOWER ROOM: 6' 1" x 5' 6" (1.86 m x 1.74 m)

Tiled floor, Upvc East facing casement opening window with blind. There is a white suite comprising W.C and wash hand basin with fitted cupboard underneath, splash back tiling, heated towel rail. There are 2 recessed spot lights and a shower in a fitted unit with full wall tiling.

SITTING ROOM:

14' 11" x 11' 6" (4.54 m x 3.52 m)



Patio doors, with pole hung curtains, lead into the garden and make this a lovely light room. There is a decorative chrome overhead light fitting, wood floor, casement opening window with pole hung curtains, central heating radiator, television and power points.

OUTSIDE:

To the rear of the property there is a large, paved patio, divided into two areas. This is an excellently and sympathetically landscaped garden. There is a lawn area with trees and flower beds leading through an archway to a spacious lawned area with a very generous sized vegetable garden and a green house.



BARN:

45' x 32' (13.7 m x 9.75 m) (approximately)

At the front of the property there is a large two story barn which would be ideal as a workshop, or for conversion into further living space. This is connected to the main house by an archway and could therefore be turned into a fully independent annexe if wished.



