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“CHAILEY HOUSE” BUTES LANE



£695,000 Freehold

This is an elegant house with panoramic views over the Fort Tourgis and Burhou. The property is in excellent decorative condition and has a well-designed and very private garden. Situated on the secluded Butes Lane, it is within walking distance of the centre of St Anne's.

The accommodation comprises large Sitting Room; Kitchen; Dining Room, Master Bedroom with en-suite Bathroom on the main floor; with a large balcony taking advantage of the view from the reception rooms. There are 2 further Double Bedrooms (one en-suite), Cloakroom, Utility Room and Store Room on the ground floor. There is a large Garage accessible from the house, with a covered Carport.

There is upvc double glazing at all external windows and oil fired under-floor central heating throughout. The house is fully carpeted except where alternative flooring is mentioned and all interior doors are wood. There are ample power points; TV sockets and lights.

Entered through half-glazed front door with decorative panels into:

ENTRANCE HALL:

5.7 m x 1.8 m (19' x 6')



The hallway is light and airy, with fitted cupboards on the two long walls; containing hot water cylinder and shelved airing cupboard; coat storage and loft access.

Off the Hallway to the left to:

SITTING ROOM:

5.4 m x 4.9 m (17' 8" x 16' 1")



This is a large and elegant room with two pairs of double doors facing West leading to the large balcony overlooking the garden. There is a rectangular bay window facing and a further window overlooking the entrance. There is a modern, stylish wood burning stove with sliding glass frontage.

Along the Hallway and through double doors into:

DINING ROOM:

4.6 m x 3.5 m (15' 1" x 11' 4")



The Dining Room has a full length picture window with views over Fort Tourgis and Burhou and taking advantage of Alderney's spectacular sunsets. The floor is ceramic tiles and there is a double doorway out to the balcony.

BALCONY:



The balcony runs the length of the house from the Sitting Room to the Dining Room and has magnificent sea views. There is outside lighting and the flooring is slate. At the South end there is a decorative compass rose set into the slate. At the far end there is a wrought iron spiral staircase leading to the garden.

Through wide archway to:

KITCHEN:

3.6 m x 2.9 m (11' 8" x 9' 6")



The window faces West over the garden and valley, with sea views. The worktops are moulded Corian with an inset double sink, with additional filtered drinking water and waste disposal unit. A lower level gas hob with stainless steel and glass extractor fan with light is an unusual and practical feature.

The fitted units are beech and the fitted appliances are all Miele and include full length fridge/freezer; dishwasher; electric fan assisted oven and grill with combi-microwave/oven above. There are ceramic floor tiles.



Across the Hallway to:

MASTER BEDROOM:

5.5 m x 5.2 m (18' x 17' max)



There are windows to the East and South and the floor is carpeted. This is a large, yet cosy master bedroom with an alcove for wardrobe storage.



Off the Master Bedroom to:

EN SUITE BATHROOM:

3.6 m x 1.8 m (11' 9" x 6')



A large, fully tiled bathroom with white suite with built in vanity unit and walk in double shower with additional jets at waist height. The over basin mirror is also heated as is the ladder style towel rail; ceramic floor tiles.

Down stairway with wooden turned banisters to half landing with full length picture window and recessed arched display shelves with lighting; and through doorway to Lower Hallway leading to:

BEDROOM 2:

5.4 m x 3.2 m (17' 8" x 10' 6")



A double bedroom with a half-glazed door leading out to the garden; fully carpeted.



Through to:

EN SUITE BATHROOM:

2.1 m x 1.6 m (6' 10" x 5' 5")



A fully-tiled en-suite bathroom with white suite comprising: bath with over head shower and glass panel; W.C. and hand-basin set in fitted vanity unit. There is a heated ladder-style towel rail and a heated mirror with light and shaver socket above. The floor is ceramic tiles.

Off Hallway to:

BEDROOM 3/OFFICE:

5.3 m x 4.7 m (17' 6" x 15' 4")



There is a half-glazed doorway leading to the garden and windows to the North and West. This room is currently used as an office and has a fitted carpet. There are five diffused ceiling light units.

Off the Hallway to:

CLOAKROOM:

1.7 m x 0.9 m (5' 6" x 3')

The window faces East; there is partial tiling and a suit comprising W.C., hand basin with fitted cupboard below. There are ceramic wall tiles.

Also off the Hallway:

UTILITY ROOM:

3.1 m x 1.8 m (10' 4" x 5' 9")



This room is also used as a Guest Kitchen and has fitted beech base and wall units; stainless steel sink with drainer and filtered drinking water tap. There is a Zanussi washing machine and freezer and an Indesit fridge. There are ceramic floor tiles.

Half glazed door through to:

GARAGE:

5.0 m x 4.8 m (16' 6" x 15' 9")



The garage has both an electric up and over door from the car port and a half-glazed door with cat flap to the side; and additional windows to the South and East. There are four large ceiling panels with strip lights; the boiler and pressurizer for the under-floor heating; a Sensatronic water softener; shelving and work bench; there are also ample power points.

Immediately outside the up and over door is:

CARPORT:

4.8 m x 3.5 m (15' 9" x 11' 7")



The carport is paved and has power and a garden tap and hose. There is also a large paved parking area in front and external lighting.

STORE:

5.6 m x 4.0 m (18' 3" x 13' max)

There is an outside store room accessed via a doorway in the downstairs hall with windows facing North and West; two ceiling strip lights and power points. There is a raised storage area and shelving down one wall.

OUTSIDE:

The gardens are designed for maximum effect and easy maintenance. The front is lawn with a path to the front door and mature shrubs and trees.

At the rear of the house is a Garden Shed, (2.4 m x 2.2 m – 8' x 7') with South facing windows; for use as both a store and small greenhouse.

To the side of this is a spiral staircase leading to the balcony.

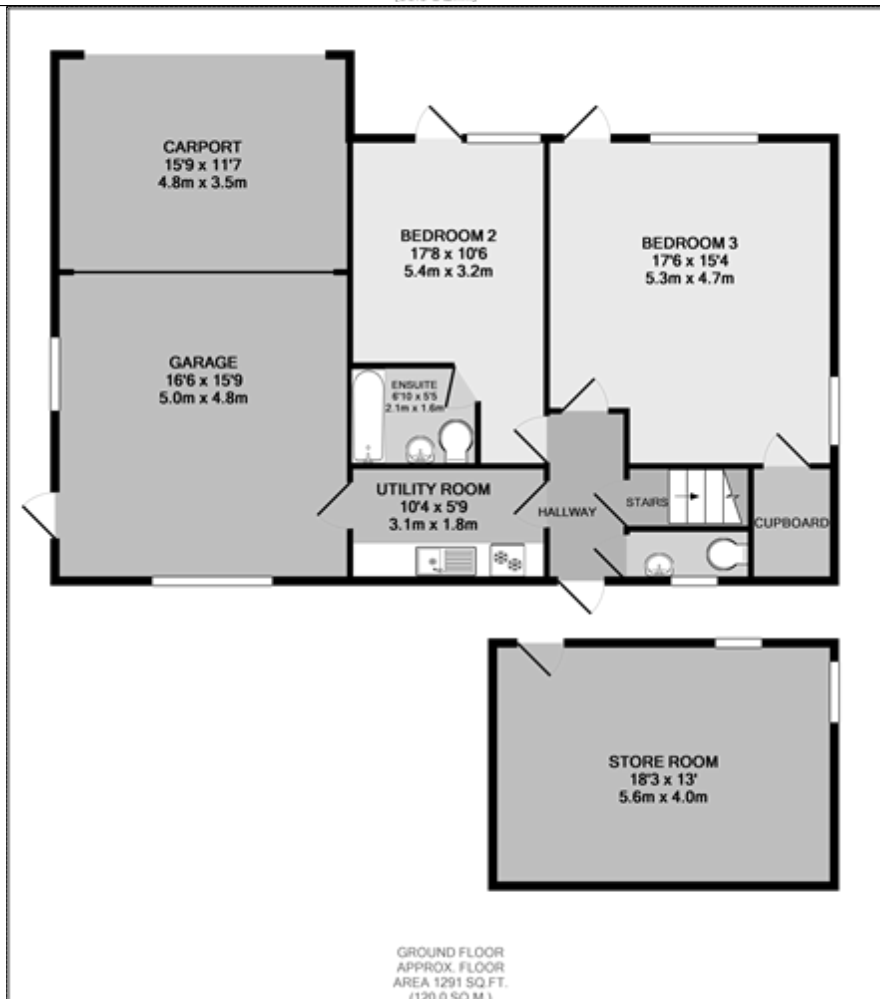
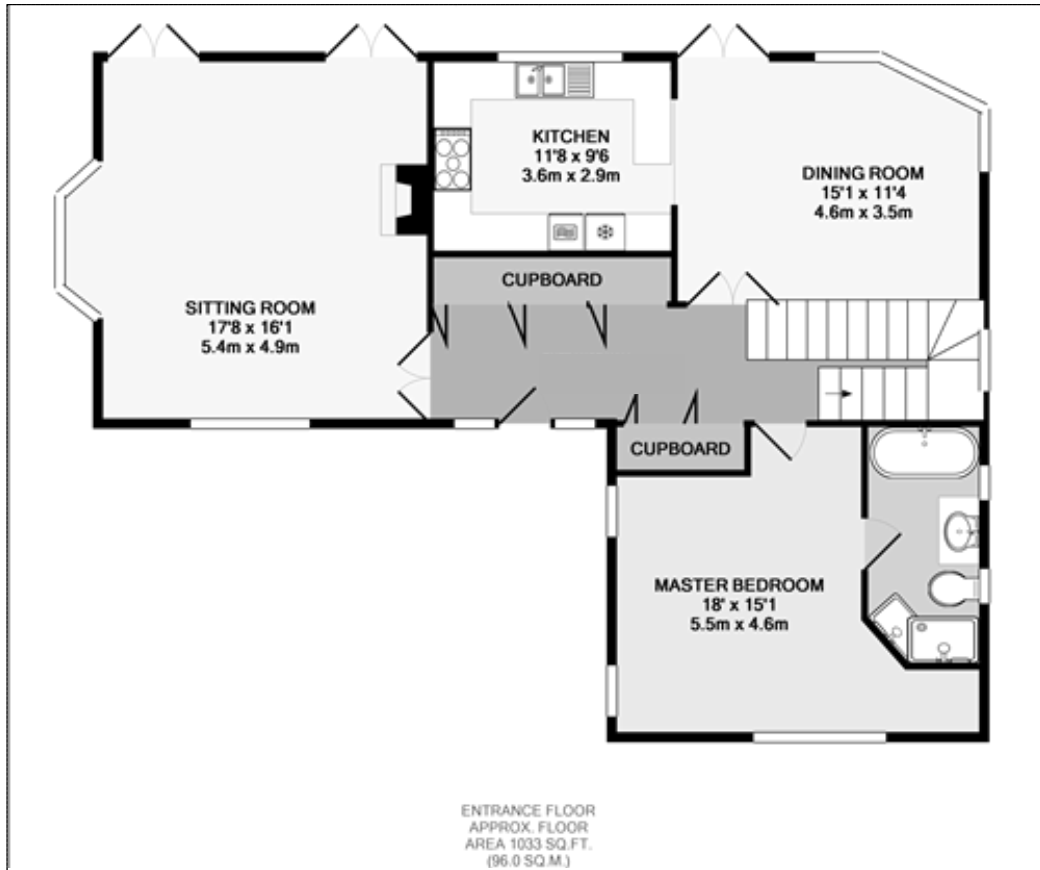


Beyond the water feature the garden extends into a wooded valley giving both privacy and a sense of country-side.

To the side of the house are wooden storage units for logs and garden furniture. There is excellent water storage for maintaining the gardens in their full glory during the summer.

Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide

FLOORPLAN



MAPS

