

# Mitchell & Partners Ltd

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VIEWING STRICTLY BY APPOINTMENT THROUGH  
MITCHELL & PARTNERS LIMITED

## “COTIL DU VAL”



## £865,000 Freehold

This unusual and spacious four-bedroom house, with spectacular views over the Harbour and Fort Albert, has been imaginatively finished to the highest building standards, including elegantly high ceilings throughout.

The accommodation comprises: Sitting Room, Conservatory, Kitchen/Dining Room, Utility Room, Cloakroom, Master Bedroom suite, with Shower and Dressing Rooms, three further Bedrooms and a large family Bathroom. There is also a Hot Tub housed in an attractive wooden summerhouse and a double Garage and separate Boiler Room.

There is full Upvc double glazing for all windows and external doors; oil fired central heating, all radiators having thermostatic controls; and plenty of TV and power points throughout the house.

Entered through a decorative half-glazed door into:

**HALLWAY**



The window faces North with sea views; the floor is oak and the lighting is ceiling spotlights. There are coat hooks by the front door.

Through double doors to:

**SITTING ROOM** : 7.16 m x 4.80 m (23' 6" x 15' 9")



Patio doors face North across the sea towards Fort Albert and open onto a balcony with stone balustrade running the length of the house. The floor is oak.

There is a substantial fireplace with brick surround, tiled hearth and a cast iron stove. There are two white decorative ceiling lights with working fans, reminiscent of the Far East and a picture light over the fireplace.



Double multi-pane glazed doors lead through to:

**CONSERVATORY** : 4.72 m x 2.54 m (15' 6" x 8' 4")



The Conservatory faces South and West; the flooring is stone effect ceramic tiles; the windowsills are low and wide; there is a wide fully glazed door opens onto the patio.

Double doors lead through to:

**KITCHEN/DINING ROOM: 7.08 m x 3.81 m (23' 3" x 12' 6")**



A most delightful, fully-fitted kitchen with white units and stylish partial tiling in black, dark green, cream and white in a harlequin pattern; the rest of the tiling is white and the floor is pale stone effect ceramic tiles.

Within the units there is a wine store with wicker drawer over and glazed display cupboards above. The worktops are black granite; the sink is a white ceramic 1 ½ sink unit with single drainer.



There is a Samsung American-style fridge/freezer with external water cooler and ice making facilities; a Leisure Classic 110 range style cooker with double oven and grill, five gas rings and an electric hotplate; Aga Masterchef cooker hood with light; Miele dishwasher with door panel matching the kitchen units. There is a ceiling light in the dining area, a smoke alarm and six directional ceiling spotlights.

Off the Kitchen to:

**UTILITY ROOM : 3.04 m x 2.51 m (10' x 8' 3")**

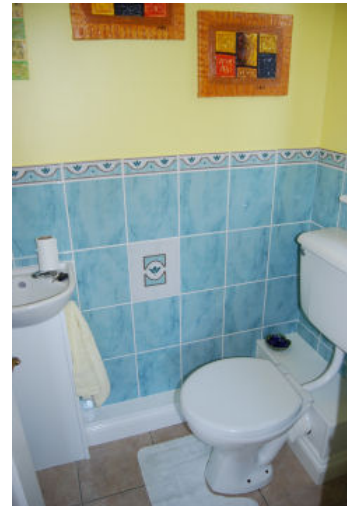


West facing window and door gives access to the patio and washing line. There is a granite effect worktop over Hotpoint Aquarius washing machine and Hotpoint First Edition tumble drier and a white Whirlpool American style fridge/freezer; ceramic floor and overhead light. There is a storage cupboard for long items and an airing cupboard with shelving and an electric heater as well as a radiator.

Door through to:

**CLOAKROOM** : 1.44 m x 1.04 m (4' 9" x 3' 5")

White suite of W.C and wash hand basin; South facing obscured glass window; sea blue half-tiled walls and ceramic floor tiles; overhead light.



Back to Hallway and along to:

**MASTER BEDROOM:** 5.3 m x 4.41 m (17' 3" x 14' 6")



This is a magnificent Master Suite with Shower and Dressing Rooms. The windows face North with sea views; the floor is oak. The bedroom is large and light with two doorways off leading to:

**SHOWER ROOM :** 2.13 m x 1.82 m (7' x 6')



This is a fully tiled shower room with a white suite comprising W.C., hand basin and shower. The power shower is a corner unit with semi-circular door; the hand basin is set within a vanity unit with a cupboard and drawers below and a mirror and spotlight above. There is a further medicine cabinet with a mirror door and Italian style ceramic floor tiles. The window, with reeded glass, faces East.

**DRESSING ROOM:** 1.9 m x 1.7 m (6' 3" x 5' 6")

There is L-shaped shelving and hanging space on two walls; the window faces North and there is fitted carpet.

Along the Hallway to:

**BATHROOM** : **3.52 m x 2.51 m (11' 6" x 8' 3")**



A large, fully-tiled family bathroom with green ceramic tiled floor. The white suite comprises W.C., hand basin, corner bath and double shower unit. The shower unit has a glass cabinet with a power shower and an overhead ceiling spotlight. The hand basin has a mirror and a strip light with shaver socket and there is a further bathroom cabinet with triple decorative doors with mirrors. There is a ceiling light and an extractor fan.

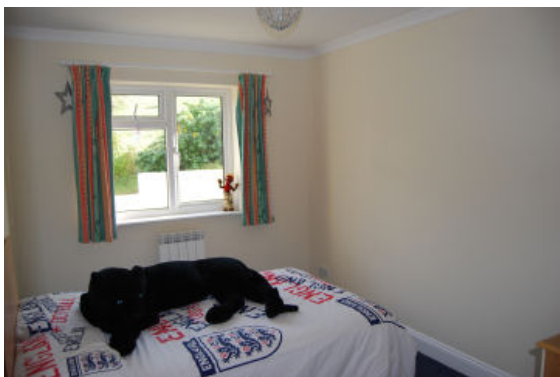
In the Hallway outside the Bathroom there is an unheated linen store with shelving.  
Along to:

**BEDROOM 2** : **3.96 m x 3.55 (13' x 11' 8")**



Large East facing window, overhead light fitting and fitted carpet.

**BEDROOM 3** : **3.55 m x 2.59 m (11' 8" x 8' 6")**



East facing window, overhead light fitting and fitted carpet. oints, fitted wardrobe with wooden sliding doors.

To the end of the Hallway and:

**BEDROOM 4** : **4.87 m x 3.35 m (16' x 11') maximum**



This room is L-shaped with the window facing South, a triple-spot ceiling light and a fitted carpet.

**OUTSIDE**

The front of the property has a wide tarmac drive with plenty of parking space; the front door is approached up flag-stone steps to a balcony with decorative concrete pillared balustrade. There is external lighting and at the front to the right, below the level of the house is:

**DOUBLE GARAGE:** **7 m x 6.4 m (23' x 21')**



The garage has a single automatic up-and-over door; coated concrete floor; three strip lights; electricity meter and main fuse switches. There is shelving, ample space for two cars and also fitness equipment and hanging storage. There is a concrete overhang above the garage which allows for dry storage for gas bottles on the one side and a further dry open storage space on the other.

On the South side of the house, by the patio, is:

**SUMMERHOUSE:** **4.26 m x 3.04 m (14' x 10')**

This summerhouse is wood with windows on all sides and a sliding door at the patio end. Inside is a large Hotspring Portable Spa with fitted cover.

Outside the Conservatory is a South facing patio, sheltered but with glorious views:



The house has a good walkway all the way round; there are external taps with wall mounted hose reels and good lighting. On the West side is the oil tank, within a low protective wall and also:

**BOILER ROOM:            4.87 m x 2.13 m (16' x 7')**

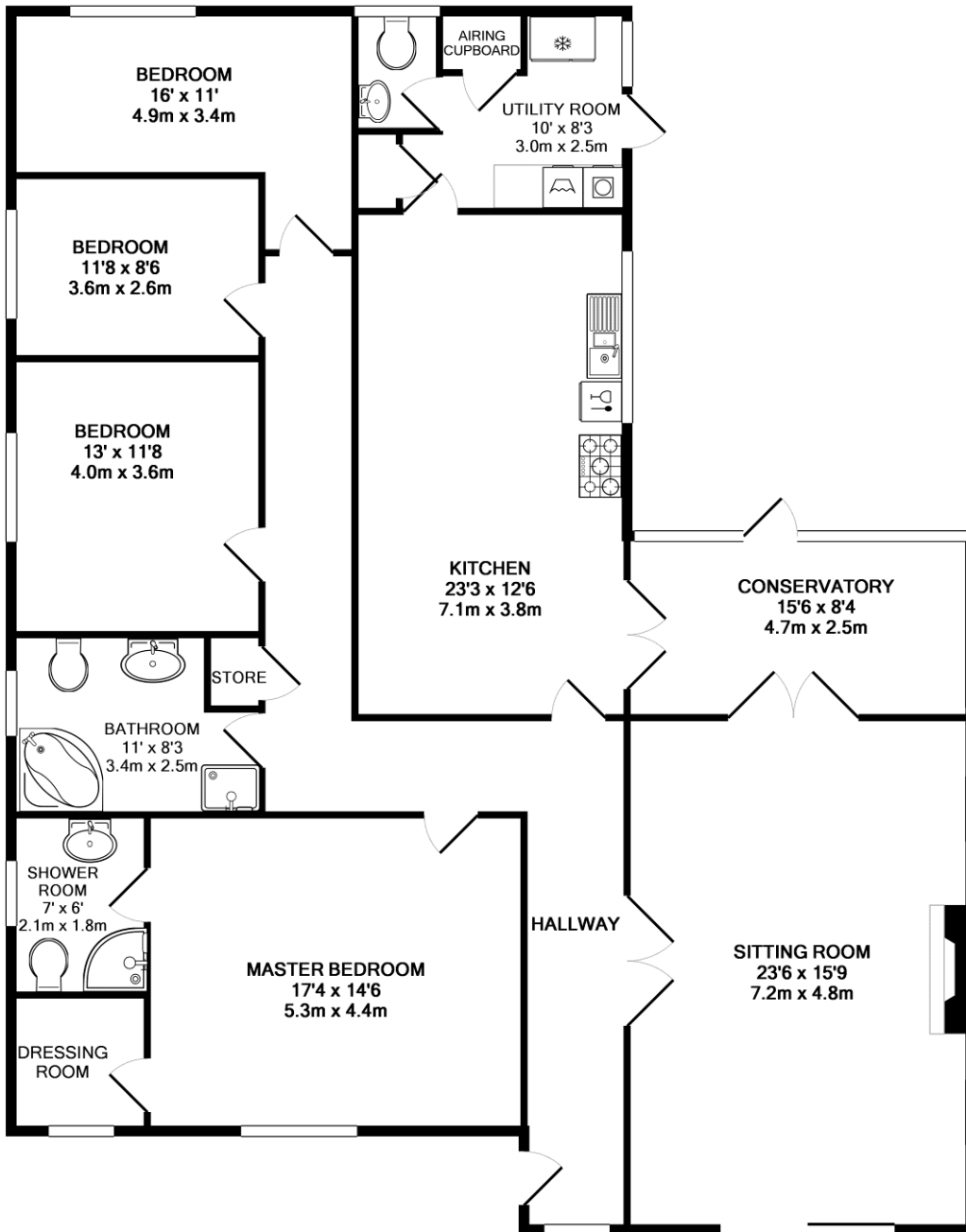
This is a warm, dry store room containing the Camray oil-fired boiler and a Megaflo Heatrae Sadia hot water cylinder, with back-up immersion heater. There is a strip light and the floor is concrete.

The rear garden is mainly lawn and has hedging all round.



*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**



COTIL DU VAL  
 TOTAL APPROX. FLOOR AREA 183.2 SQ.M. (1972 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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