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**VIEWING STRICTLY BY APPOINTMENT THROUGH
MITCHELL & PARTNERS LIMITED**

'THE KENNELS', LONGIS COMMON



Offers in the region of £950,000

This four bedroom property, with stabling, tack room, garage and workshop is situated on the edge of Longis Common with panoramic views across Longis Bay towards Raz Island and France to the South East and views to the West across the Golf Course towards Essex Castle set high on the hill.

The accommodation comprises: Porch, Entrance Hall, Large Sitting Room, Dining Room, Kitchen, Breakfast Room, Study, Conservatory, Utility Room and Cloakroom on the Ground Floor and on the First Floor the Master Bedroom with Shower Room en suite, three further Bedrooms and a Bathroom.

The property itself has extensive grounds, set within the Island Green Belt, protected from further building in the vicinity.

Entered at the front of the property via wooden gates to a gravel parking area suitable for several cars or horses and with direct access to both the Garage and the Stable block.

PORCH : **2.13 m x 1.82 m (7' x 6')**

A light and useful entrance to the house, with windows, quarry tile floor and ceiling light.

ENTRANCE HALL : **5 m x 4.1 m (16' 5" x 13' 4") max**



An elegant and welcoming Hallway with wooden floor and double-glazed window facing East over the Common.

Through to:

SITTING ROOM : **7.6 m x 7.6 m (25' x 25') into bay window**

A large reception room with open traditional stone fireplace and slate hearth. There are padded window seats below the picture windows facing East. The bay window area faces South towards the Nunnery and Essex Castle perched on the distant hillside.



Through folding double doors to:

DINING ROOM : **4.0 m x 4.0 m (13' x 13')**



A striking room for entertaining; with double glazed patio doors leading to the garden.

There is access to the Conservatory from the Dining Room.

KITCHEN : **4.6 m x 4.0 m (15' x 13')**



The kitchen has oak faced doors and units with darker wooden handles. There is a built-in Husqvana fridge/freezer; Miele gas hob; Neff double oven; Hotpoint dishwasher; and stainless steel sink. The floor is stone effect vinyl and the walls are half tiled. The double glazed window faces onto the Conservatory and through to the garden. Exposed ceiling beams.

Through stable door to:

CONSERVATORY : **9.1 m x 3.7 m (30' x 12') max**

The Conservatory is newly built and has a tiled floor and views over the garden. It is currently used as both a dining and reclining area.

Outside the conservatory is a newly laid patio with low stone walls and access to the main lawns.

At one end of the Conservatory is a small Cloakroom with W.C. and hand basin.



Also leading off the Conservatory is the Utility Room with washing machine and sink unit and access to the Tack Room. The boiler room is at the garden end of the Utility Room.

Back into the Kitchen and through a large archway to:

BREAKFAST ROOM : 4.4 m x 3.7 m (14'6" x 12')



The window faces West through the Conservatory to the garden. There is a central light fitting and three double wall lights. The ceiling has exposed beams. A stable style door leads from the Breakfast Room to the Study / Morning Room.

STUDY/MORNING ROOM : 4.9 m x 4.1 m (16' x 13'4") max



A cosy room with double glazed window facing East. There are fitted shelves in the alcoves. The floor is wooden and the lighting has dimmer switches.

The staircase to the first floor is open plan, carpeted. The stairway and balustrade are wooden.



Up the stairs to landing with built in airing cupboard, smoke detector and window facing West. Off the landing to:

MASTER BEDROOM : **6.1 m x 4 m (20' x 13'3")**



Spectacular views from all three double glazed windows in this bedroom; two overlook Longis Bay and the French coast. There are fitted wardrobes with cupboards above; a central light and two double wall lights.



Off the Master Bedroom is an en suite Shower Room.



SHOWER ROOM : **2.8 m x 2.4 m (9'4" x 8')**

Newly refurbished shower room with suite comprising shower, W.C. and hand basin in vanity unit. Tiled walls and floor; double glazed window faces West; heated towel rail.

BEDROOM 2 : **5.5 m x 3.7 m (18' x 12')**



Another light and airy twin bedroom; the two double glazed windows again look towards France.

BEDROOM 3 : **4.7 m x 4.6 m (15'6" x 15')**

A very pleasant double bedroom, with window facing East over Longis Common.



BEDROOM 4 : **2.9 m x 2.7 m (9'6" x 9')**



Single bedroom with double glazed window facing West. Built in wardrobe.

FAMILY BATHROOM : **2.7 m x 2.4 m (9' x 8')**



Newly refurbished large family bathroom with white suite comprising bath with shower attachment, W.C., wash hand basin with mirror, shelf and shaving light above. Fully tiled floor and walls; double glazed window facing West; heated towel rail.

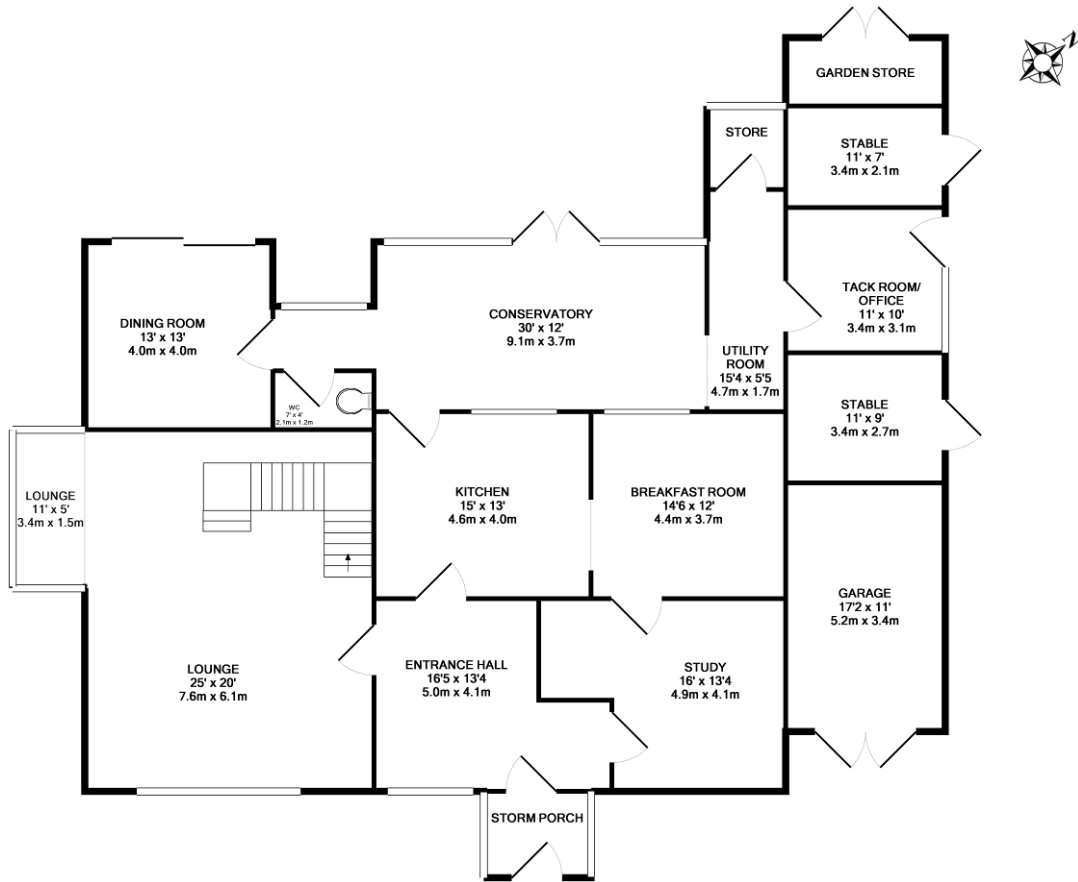
EXTERIOR

There are two Stables and a Tack Room; the latter being also reached from the Utility Room; a Workshop and a Garage. There is a good-sized Paddock immediately outside the Stables; and a fenced in productive asparagus bed. The rear garden is mainly laid to lawn with trees and fruit trees and a patio outside the Conservatory.

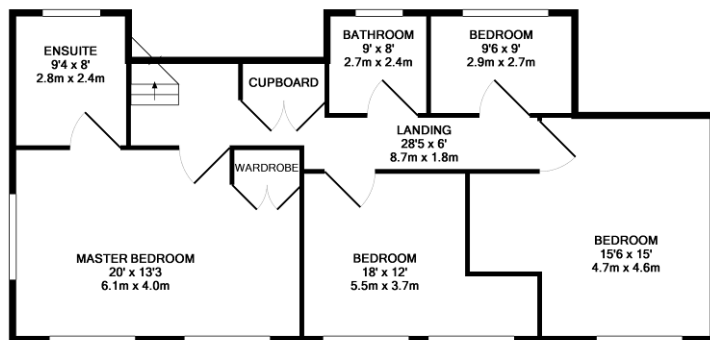
To the front there is a gravelled area for parking and horses. There is also a large field available to rent by the owner of the Kennels, adjacent to the main garden.



FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 231.1 SQ.M.
(2487 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 91.1 SQ.M.
(980 SQ.FT.)

TOTAL APPROX. FLOOR AREA 322.1 SQ.M. (3468 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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MAPS:

