



Vert Courtil, Alderney

*Distinctive
Collection*





Vert Courtil

Alderney, GY9 3UZ

A unique, detached 4,000 sqft residence which is accessed from a private driveway. It is situated in a prime location, set in 1.45 acres, with panoramic views of the coastline which features Burhou Island, Fort Tourgis, and the harbour within a backdrop of the English Channel.



A unique opportunity to acquire a stunning detached property located in 1.45 acres of land overlooking the English Channel and island of Burhou. Potential to build a further two properties.



The Property

Maison De La Paix has been built to a high specification which includes bespoke American white oak doors, skirtings, architraves, and wall panelling, with English oak to selected floor areas.

The property comprises a large living room with dining area, a separate formal dining room, kitchen and breakfast room, utility room, master suite, three further bedrooms, with two en-suite bathrooms and a shower room. The property benefits from a large loft space, additional storage areas below ground floor level along with a separate garage/workshop.

The site is situated in Housing Character Area 5 (HCA5) providing a rare opportunity for further prime development.

VIEWING STRICTLY BY APPOINTMENT.









PORCH

2'0" x 6'0"
Half glazed entrance door and side panels, quarry tiled flooring. Oak front door leading through to the:-

ENTRANCE HALL

37ft 1" x 9ft 10"

American white oak panelling, English oak flooring, 3 step stairs leading to the bedrooms, doors to shower and WC, staircase to Bedroom 4 and loft storage area. 3 step stairs leading down to lounge

LIVING ROOM

23ft 4" x 15ft 9"

Dual aspect room with vaulted ceiling, north and west windows with sea views over the English Channel. American white oak wall panelling. Ornate natural stone fireplace with oak mantle, inset book cases and raised hearth. Wall lights, feature English oak beamed ceiling. Leading through to the dining area to the west and 3 step stair case leading up to the Studio and Dining Room.

FORMAL DINING ROOM

18ft x 10ft 6"

North and east facing windows with sea views over the English Channel and the harbour. American oak wall panelling.

DINING AREA

15ft 1" x 13ft 1"

Vaulted ceiling, North and west facing with views towards Fort Tourgis, the English Channel and Burhou Island, English oak flooring, sliding door leading to balcony with steps down to the rear and side gardens.

KITCHEN AND BREAKFAST ROOM

27ft 3" x 9ft 11" & 11ft 9" x 18ft

East facing window with harbour views. Fully fitted kitchen with Star Galaxy granite worktops with integral double sink, Rangemaster cooker, cooker hood with light and extractor above, Miele dishwasher. Italian floor tiling, wall tiling, wine cooler. Breakfast dining area. Doors to Utility room, store, and rear porch. Glazed door to walled garden.

MASTER BEDROOM

19ft 11" x 11ft 2 "

South facing window. Door to dressing room.

BEDROOM 3

12ft 5" x 11ft 10"

West facing window views towards Fort Tourgis, Burhou Island and the English Channel.

BEDROOM 2

12ft 5" x 14ft 3"

West facing window with views towards Fort Tourgis, Burhou Island and the English Channel. Door to ensuite bathroom.

BATHROOM

14ft 11" x 9ft

East facing window. Four-piece suite in white comprising spa bath, bidet, WC inset wash-hand-basin, vanity unit with light and mirror over, partical wall tiling. Door to walk-in linen cupboard.

UTILITY ROOM

6ft 4" x 6ft 10"

South window. A range of floor and wall units, marble worktops, plumbing for washing machine and space for a tumble dryer, floor tiling.

STUDIO

16ft 7" x 10ft 10"

North facing windows with sea views over the English Channel, 3 steps down to Living Room and doors to Dining Room and Snug.

SNUG

15ft 1" x 13ft 4"

Vaulted ceiling with velux windows, South facing window overlooking walled garden, English oak flooring, feature oak bespoke bookcase and beamed ceiling, ceiling lights, glazed doors to Entrance Hall, Kitchen and the Studio.

South Facing, secluded walled garden.

Services:-

Electricity, water, oil fired central heating, gas bottle station and septic tank.



General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. Drainage is via a septic tank.

Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

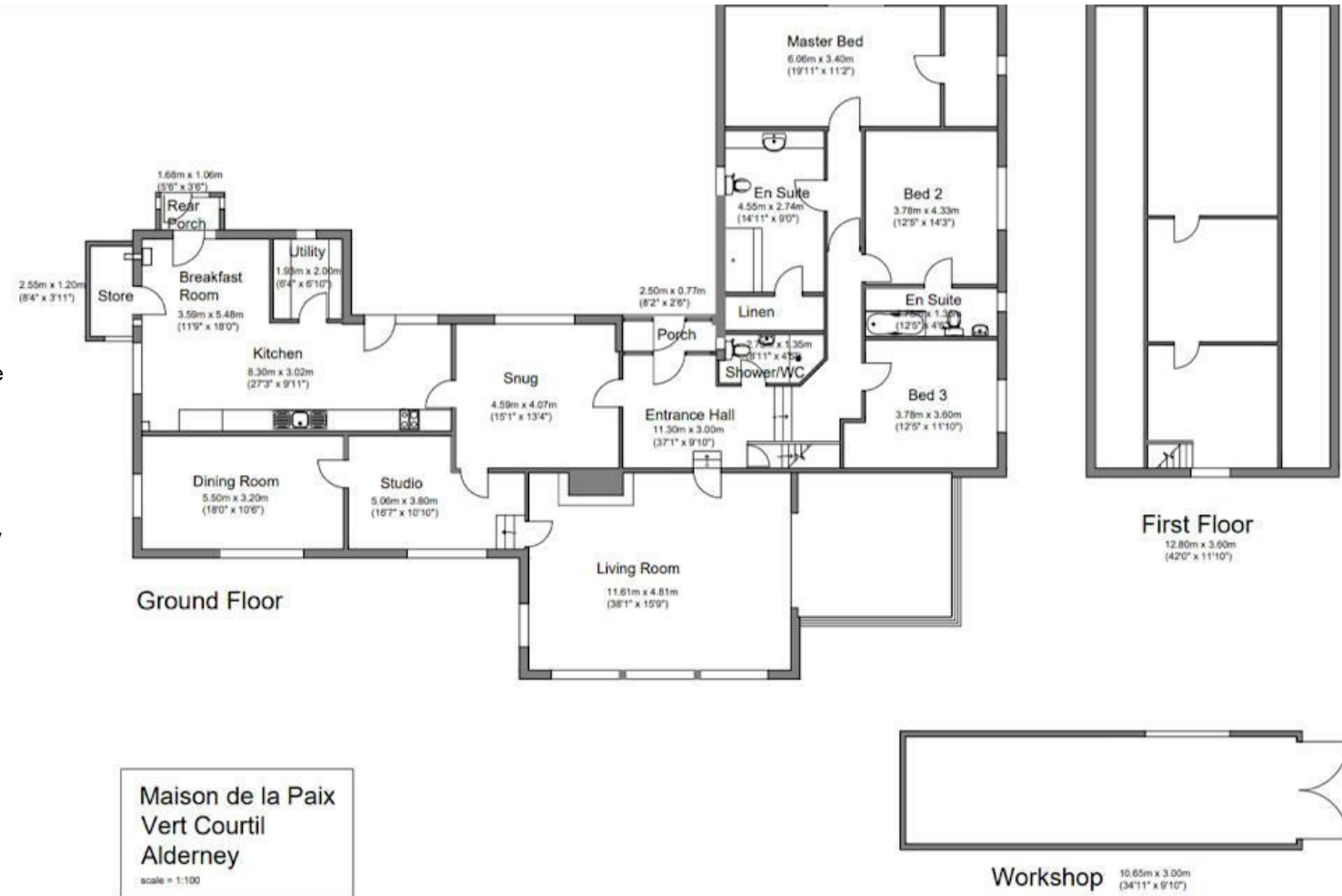
This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Fixtures & Fittings: The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested.

All measurements are believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. All photographs are taken with a wide angled lens.

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.



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