



Butes Lane | Alderney | GY93UN  
£1,295,000

*Distinctive  
Collection*







Les Fougères House sits within its own substantial grounds, in what can only be described as one of the island's finest locations, benefiting from the most amazing panoramic sea and harbour views.

The property is set on three floors, at ground level the house is laid out spaciously, entrance hall, leading to a large open plan kitchen and dining room, leading through to a very large conservatory.

Through the hall to a large lounge with a feature granite fireplace and bay window overlooking the harbour.

To the East wing is a utility room, then a bathroom and a large double bedroom again with a bay window overlooking the bay.





On the first floor are two further double bedrooms with bathrooms en-suite, and a magnificent large master bedroom with an en suite bathroom and bay window again with amazing se views.

The basement floor accommodates games rooms, a wine cellar, and a large garage.

The house has an oil fired central heating system, is double glazed throughout, and has planning permission to extend the West wing to double the size of the lounge and create a large roof top balcony for the master bedroom.







The Quarterdeck

Braye Beach Hotel

The Moorings

Braye Road Railway Station

Rue de Beaumont

Rue de Beaumont

Alderney Gift Box - Lady M

Mignot Memorial Hospital

Le Pesked @ Harbour Lights Hotel

Newtown Road

Val Fontaine

Alderney Cricket Club

Butes Ln

Google Earth

Imagery Date: 7/18/2022 49°43'12.66" N 2°12'07.84" W elev: 27 m sea alt: 854