



## St Anns, Undercliff Drive, St Lawrence, PO38 1XF



1930s Built  
Thatched  
Cottage

DETAILS AWAITING VENDOR APPROVAL

### Location



To Arrange A Viewing

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Here is an incredibly rare opportunity to purchase a picture postcard thatched cottage with some real historical interest. St Anns was built in the 1930s, having been designed by one of the most distinguished arts and crafts architects, M H Baille Scott. St Anns is one of the very last 'cottage orne' style thatches to have been built on the Island. The cottage is elevated from the road and therefore benefits from some stunning views of the English channel. There are two sections of garden on two tiers plus parking for two cars. This is the first time that St Anns has been offered for sale in forty years, so don't miss out on this once in a lifetime opportunity.



**O.I.E.O £500,000**





In the past year, the property has undergone much improvement, with £80,000 spent on:

- \* The installation of a new kitchen
- \* Re-wiring
- \* Re-plumbing
- \* Re-plastering
- \* New ceilings
- \* New radiators
- \* New windows
- \* Under floor heating to the kitchen and bathroom

## Room Description

Original front door to:

### Hall:

A bright and welcoming reception area with doors off and stairs to the first floor. Radiator. Windows to the front.

### Kitchen: 11'(max) x 10'3"

Fitted kitchen with a range of floor and wall units with easy wipe work surfaces. Inset cooker, hob and extractor. Built in fridge and freezer. Stainless steel sink unit. Built in dishwasher. Built in washing machine. Under floor heating. Window to the rear. Under stairs cupboard. Radiator. Door to utility room.

### Utility Room: 10' x 9'

A very useful room that could be used as a utility room or a breakfast room. Oil fired boiler. Windows to front and side. Cupboard. Radiator. Door to:

### Inner Hall:

Door to the front and rear garden and door to:

### Cloakroom:

Low level WC, wash band basin. Heated towel rail.

### Living Room: 17' 3" x 16' 10"

A large room with windows to both the front and rear providing lots of light. French doors to the garden. There is a lovely open fireplace with brick surround and stone hearth. Beamed ceiling and attractive centre beam. Radiator.

### Dining Room: 13'10" x 10'10"

A lovely light room with windows to the front and side providing stunning sea views. Open fireplace with brick surround. Radiator.

### First floor:

#### Landing:

Door to all rooms. Window to the rear. Large built in cupboard.

### Bedroom One: 11'6" (+3'recess) x 11'

The window to the front provides another stunning view of the English Channel. Further window to the side provides another sea view. Open fireplace. Radiator. Wardrobe.

### Bedroom Two: 12'0" x 10'0"

Another double bedroom again with a stunning view of the Channel. Built in wardrobe. Further window to the side. Radiator.

### Bedroom Three: 9'6 x 7'0"

A useful third bedroom or study. Open fireplace. Wardrobe. Radiator and window to the rear.

### Bathroom:

A recently fitted suite comprising of panel bath, wash hand basin with units under and low level WC. Heated towel rail. Under floor heating.

### Gardens:

There are two level gardens on two tiers plus a terrace. The garden areas are all waiting for an enthusiastic new buyer to return them to their former glory.

### Parking:

Space for two cars.

Energy Performance Certificate: E

Council Tax Band: BAND E