



Rue De Longis,

*Distinctive  
Collection*





# Rue De Longis

Guide price €1,750,000

Longis House Alderney, "One of the finest properties on the island" an early nineteenth century property modernised to the very highest standard but in keeping with its period character.

Out in the country, it is set in some five acres of grounds partly garden and orchard, mainly pasture.

The house is close by the golf course with its panoramic views over the English Channel and the Alderney Race towards France. The accommodation comprises 5 double bedrooms, all en-suite, a magnificent oak floored and panelled Drawing Room in 17th century style, with log fire, reminiscent of the rooms of C.S. Lewis in Magdalene College.

An elegant spacious dining room, which looks out onto the front garden, a large light and airy kitchen with oil fired Aga. An additional cloakroom, wine cellar, and three utility rooms, Oil fired central heating and double glazed.







The Accommodation comprises

On the ground floor

The main hallway has a flagstone floor and a wide oak stairway with carved and turned oak banisters and newels. The doors leading into the main downstairs rooms are all heavy oak with antique brass fittings. beneath the stairs is a storage cupboard. There is a semi-glazed door to the rear display room, study/cellar and WC.

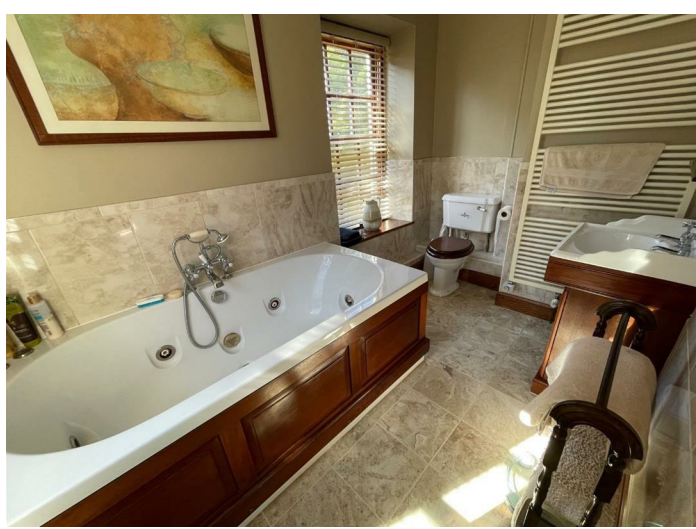
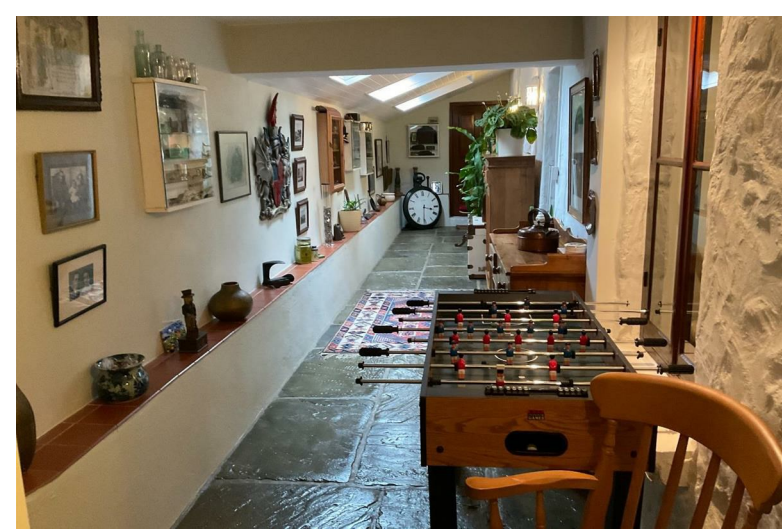
The Sitting Room, is cosy and practical with extensive fitted oak bookshelves. The main feature of this room is a brick fireplace with wood burning stove, and oak beams,

The Dining Room, has a flagstone floor, and benefits from a large north facing window looking out to the front entrance.

A fully fitted kitchen with oak cupboards, in keeping with the style of the house, with a casual dining table, a large oil fired Aga with an overhead extractor, the kitchen has a built in dishwasher and microwave.

An archway leads through to the kitchen annexe, and a rear entrance hall and w/c and hand basin, the kitchen annexe has an electric hob and built in double oven. there is a laundry room with washing machine and tumble dryer.









On the first floor

The first floor landing has a south facing window overlooking the rear gardens, with access to the right into the master bedroom with south facing windows, fitted wardrobe and en-suite bathroom.

Also located on the first floor is the magnificent Oak panelled Drawing room in 17th century style, with a central featured fireplace with wood burning stove, the room has the benefit of windows on three sides facing east, south and west, and access out onto the extensive rear gardens.

The second landing gives access to the second bedroom with fitted wardrobe and en-suite bathroom, and a further third double bedroom with a fitted wardrobe and en-suite bathroom.

On the Second Floor

The top landing leads to a further two double bedrooms (four & five) with fitted wardrobes and en-suite bathrooms, and also a large attic storeroom.

Externally

The property is approached through a pair of double stone pillars leading to a sweeping semi-circular drive.

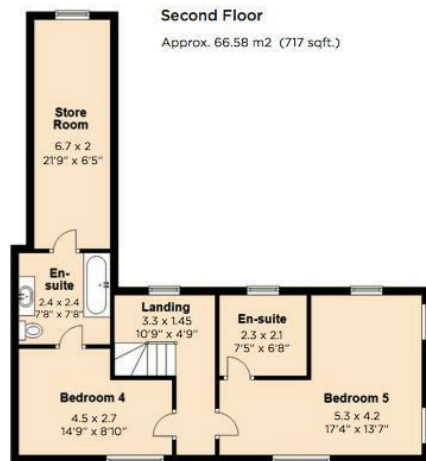
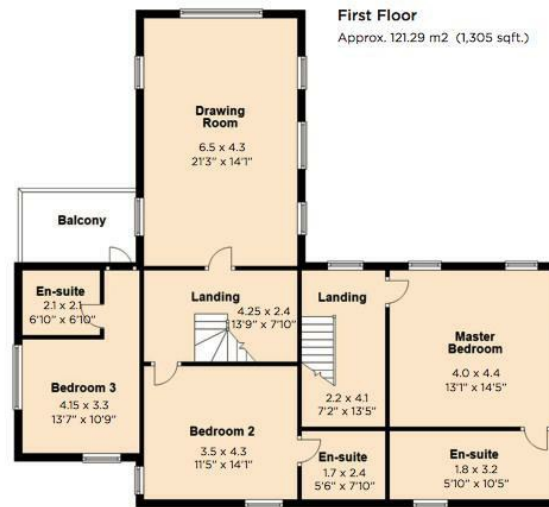
The house has extensive grounds, with 1 acre laid out into gardens with orchards, and a vegetable garden to the rear, beyond the gardens are a further 4 acres of land laid out to pasture.

The property has a detached garage with a distinctive clock tower, with up and over door, rear oak double doors opening to orchard, mezzanine floor in roof space, offering further storage.

Garden Outbuilding, block construction with a pitched tiled roof and mezzanine storage level.

The rural location is peaceful and tranquil, yet only a 15 minute walk along to the town of St. Anne or a 15 minute walk to the sandy bay of Longis.





Total area : Approx. 347.65 m<sup>2</sup> (3,742 sqft.)

# 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. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

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 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.

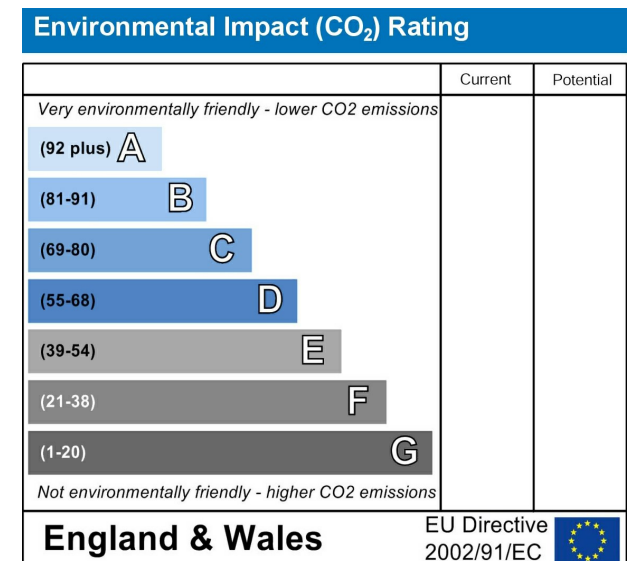
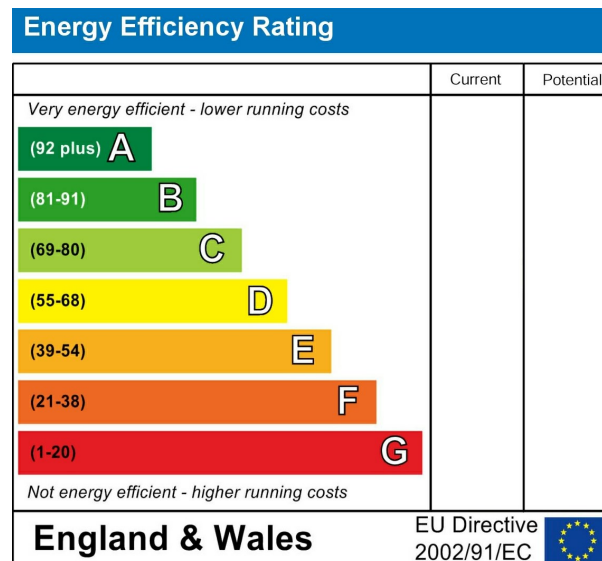
All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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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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.



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