



La Maraichine

For Sale £685,000

Freehold

- Substantial five-bedroom family home
- Generous fitted kitchen & spacious living room
- Integral garage and enclosed elevated rear garden



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Approximate
boundary outline

A substantial and distinctive home within St. Anne combining generous and versatile accommodation arranged over three floors.

The ground floor includes a superb dining room with beamed ceiling, exposed stone work and an imposing internal stain glass window, a comfortable snug and a generous fully fitted kitchen. A good-sized utility room with adjoining shower room while internal access leads directly into the garage.

On the first floor is a spacious living room with direct access onto the elevated rear garden, together with a study, two bedrooms and bathroom.

The second floor comprises an impressive principal bedroom suite with dressing room and en suite bathroom, two further bedrooms and an additional family bathroom.

To the rear is an attractive enclosed garden featuring a lawn, mature planting and traditional stone boundary walls.

Dining Room 16'3" x 16', west facing timber entrance door, west facing UPVC double glazed wood effect arched sash window, east facing UPVC double glazed wood effect window, tiled flooring, curtains, ceiling light points, power points, radiator, recessed alcoves with shelving, exposed beams, internal decorative stain glass window, exposed stone to three walls.



Snug 16' x 9'2", north facing UPVC double glazed wood effect sash window, east facing UPVC double glazed wood effect window, west facing UPVC double glazed wood effect arched sash window, fitted carpet, curtains, ceiling light points, power points, radiator, television points, exposed beams, exposed stone.



Kitchen 16' x 14'7", west facing UPVC double glazed wood effect arched sash window, wood effect flooring, blind, ceiling spotlights, power points, radiator, coving, range of fitted base units, work tops and wall cabinets, Franke one and a half stainless steel sink unit with integral drainer in work top, Neff electric oven with combination oven above, Neff four ring gas hob with extractor fan and light above, Miele free standing fridge and freezer, Miele dishwasher, timber door to garage.

Utility Room 17'6" x 9', north facing UPVC double glazed wood effect double glazed window with obscure glass, tiled flooring, ceiling light point, power points, range of fitted base units, work tops and wall cabinets, stainless steel sink unit with drainer to side, partial wall tiling, Horstmann control panel, fitted cupboard housing hot water cylinder, Hounsfield boiler, Miele dishwasher, Miele washing machine, Miele tumble dryer.



Shower Room 6'3" x 5'4", south facing UPVC double glazed wood effect window with obscure glass, tiled flooring, blind, heated towel rail, WC, hand basin with splash back tiling, light with shaving point, tiled shower unit.

Garage 16'4" x 8'4", west facing up and over electric garage door, concrete flooring, power points, electric meter and circuit breakers, ceiling strip light.

Carpeted open tread stairs to first floor

Landing 18' x 5'9", east facing UPVC double glazed wood effect window, fitted carpet, blind, ceiling light point, power points, coving.

Living Room 16'7" x 14'5", west facing UPVC double glazed window, fitted carpet, curtains, ceiling light points, power points, radiator, exposed beams, east facing UPVC double glazed wood effect French doors to decked area and garden.



Study 16'7" x 8'2", east facing UPVC double glazed wood effect window, west facing UPVC double glazed wood effect sash window, fitted carpet, blinds, ceiling light point, power points, radiator, coving, fitted storage cupboards to one wall.

Bedroom 2 15'7" x 9'6", north and west facing UPVC double glazed wood effect sash windows, fitted carpet, blinds, ceiling light point, power points, radiator, coving.



Bedroom 3 10'1" x 9'6", west facing UPVC double glazed wood effect sash window, fitted carpet, blind, ceiling light point, power points, radiator. Shower Room east facing UPVC double glazed wood effect window with obscure glass, wood effect flooring, blind, ceiling light point, heated towel rail, WC, hand basin with mirror, light and shaving point above, full wall tiling, large shower unit.



Shower Room 8'1" x 5'10", east facing UPVC double glazed wood effect window with obscure glass, wood effect flooring, blind, ceiling light point, heated towel rail, WC, hand basin with mirror, light and shaving point above, full wall tiling, large shower unit.

Carpeted open tread stairs to second floor

Landing 4'7" x 3'7", east facing UPVC double glazed wood effect window, fitted carpet, curtains, coving.

Principal Suite

Bedroom 16'5" x 12'10", west facing UPVC double glazed wood effect sash window, fitted carpet, ceiling light point, power points, radiator, coving, recessed cupboard, east facing timber internal window.

Dressing Room 10'7" x 8'4", north and west facing UPVC double glazed wood effect sash windows, fitted carpet, curtains, ceiling light point, power points, radiator, coving.



Bathroom 10'7" x 8', east facing UPVC double glazed wood effect window, wood effect flooring, blind, ceiling spotlights, heated towel rail, bath with shower attachment, WC, his and hers hand basin with mirror and lighting above, full wall tiling, extractor fan, shower unit.



Inner Hall 15'2" x 9'2" narrowing to 5'9" east facing UPVC double glazed window, fitted carpet, curtains, ceiling light point, power points, radiator, coving.

Bedroom 4 15'1" x 10'9" maximum, west facing UPVC double glazed wood effect sash window, fitted carpet, ceiling light point, power points, radiator.



Bedroom 5 10'3" x 9'5", west facing UPVC double glazed wood effect sash window, fitted carpet, curtains and blind, ceiling light point, power points, radiator, coving, loft access.



Shower Room 8'5" x 5'6", east facing UPVC double glazed window with obscure glass, vinyl flooring, blind, ceiling light point, heated towel rail, WC, hand basin with mirror and lighting above, full wall tiling, shower unit.

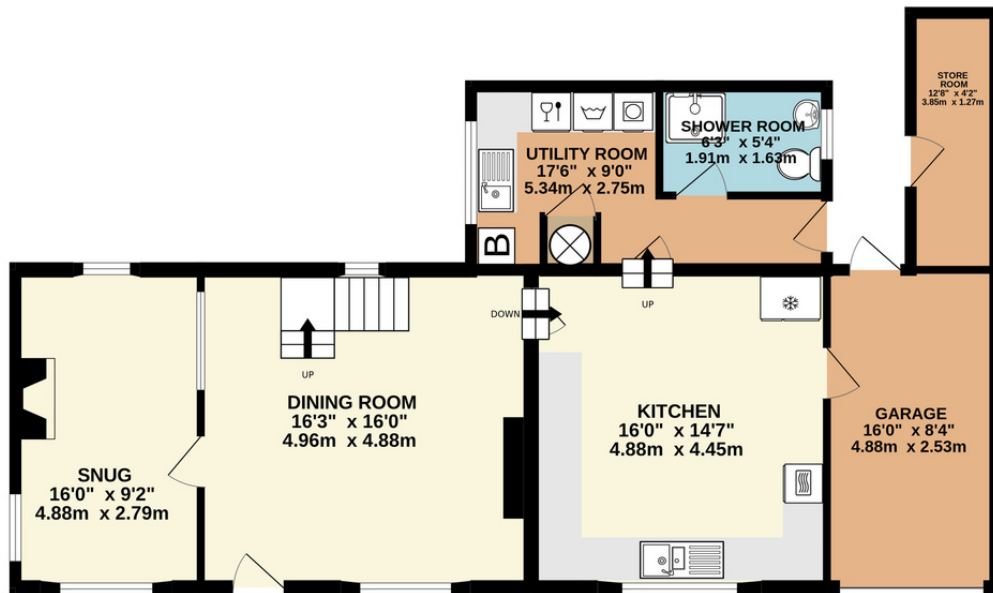




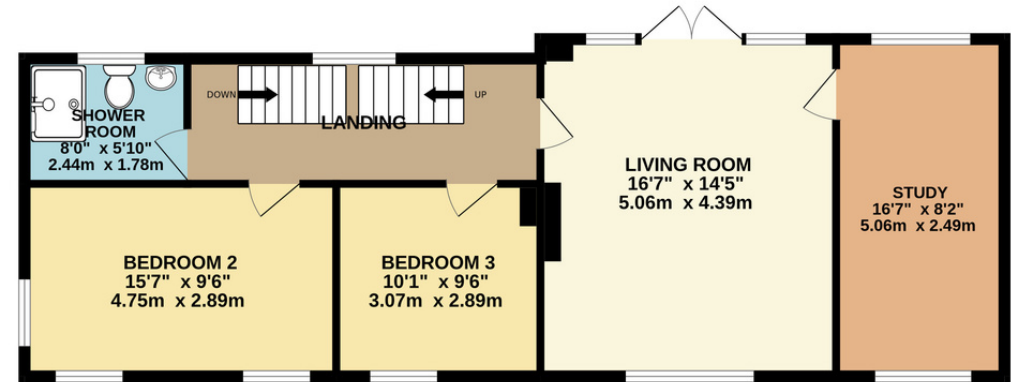
A delightful first-floor garden featuring a decked terrace together with a lawn bordered by mature trees, shrubs and colourful planting. The garden also benefits from a useful store room and can be accessed directly from the living room, with further stairs leading up from the ground-floor rear yard.



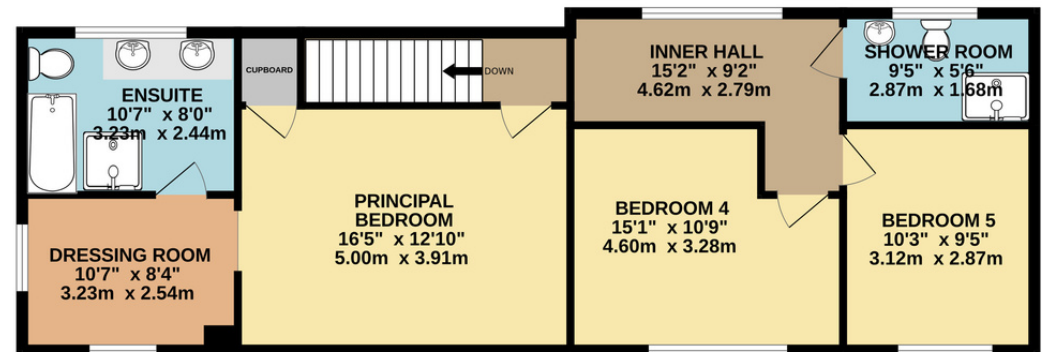
GROUND FLOOR
954 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



2ND FLOOR
800 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 2525 sq.ft. (234.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DETAILS AND MEASUREMENTS

GROUND FLOOR

Dining Room	16'3" x 16'
Snug	16' x 9'2"
Kitchen	16' x 14'7
Utility Room	17'6" x 9
Shower Room	6'3" x 5'4
Garage	16'4" x 8'4"

FIRST FLOOR

Landing	18' x 5'9"
Living Room	16'7" x 14'5
Study	16'7" x 8'2"
Bedroom 2	15'7" x 9'6"
Bedroom 3	10'1" x 9'6
Shower Room	8'1" x 5'10"

SECOND FLOOR

Landing	47" x 37"
Principal Bedroom	16'5" x 12'10"
Dressing Room	10'7" x 8'4"
Bathroom	10'7" x 8'
Inner Hall	15'2" x 9'2
Bedroom 4	15'1" x 10'9"
Bedroom 5	10'3" x 9'5"
Shower Room	8'5" x 5'6

SERVICES

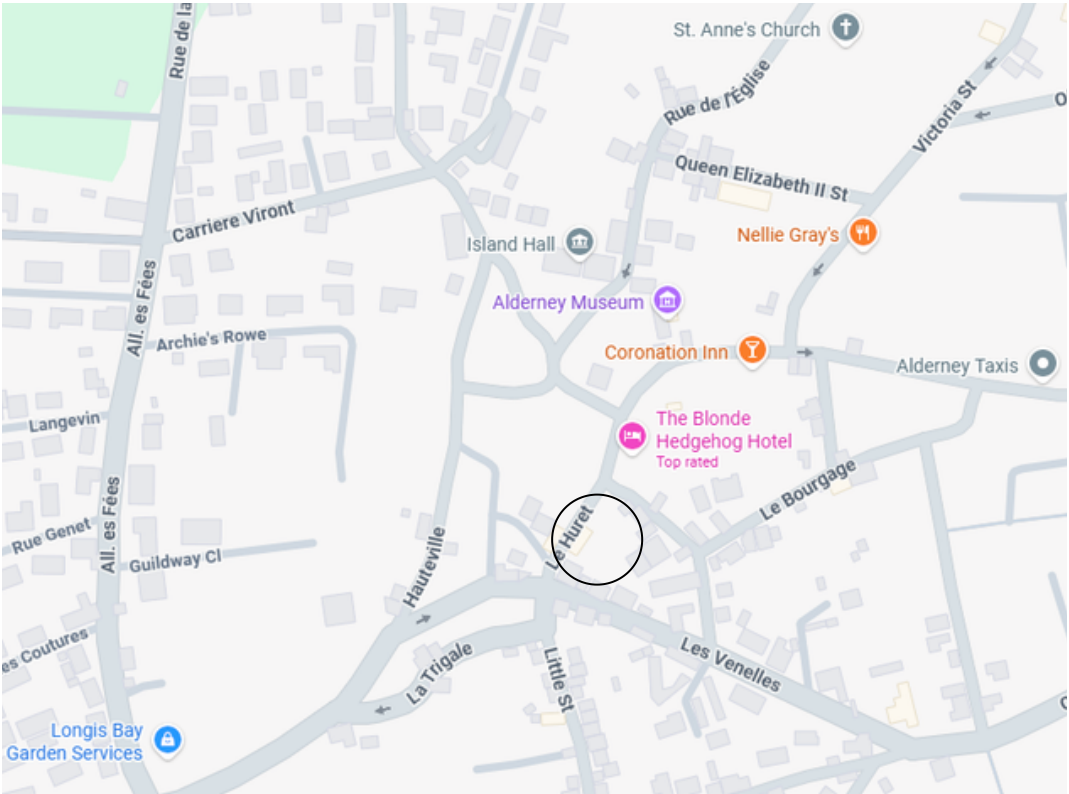
Mains water and electricity & oil fired central heating

APPLIANCES

Neff electric oven with combination oven above, Neff four ring gas hob, Miele free standing fridge and freezer, Miele dishwasher, Miele dishwasher, Miele washing machine, Miele tumble dryer

PROPERTY RATES

Alderney Property Tax (annually) - £1,588.68
Water rate (quarterly) - £176.46
Subject to change



These particulars are prepared on the understanding all negotiations by Bell & Co Ltd are conducted through this office. Viewings strictly by appointment with our office. We understand these particulars to be correct but we do not guarantee their accuracy. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Our office has not undertaken a survey, not tested the services, appliances and specific fittings.



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