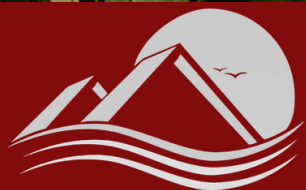


Villa Mondrian



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This striking ultra-modern residence has been constructed in recent years to a high standard, offering contemporary luxury and impressive versatility throughout. Cleverly designed to take full advantage of the natural gradient of the site, both floors enjoy ground level access, creating a seamless connection between the home and its beautifully landscaped surroundings.

The property is introduced by an open hall, immediately creating a sense of light and space. Flowing effortlessly from here are the principal living areas, with a superb living room opening into the dining area and stylish contemporary kitchen, all thoughtfully designed for modern living and entertaining. Extensive glazing and doors allow the living spaces to spill directly onto the rear gardens and terraces, perfectly blending indoor and outdoor living. Also situated on this level is a generous double bedroom complete with its own ensuite bathroom.

The lower ground floor provides outstanding bedroom accommodation, comprising four spacious double bedrooms, each benefiting from its own private ensuite bathroom or shower room. Every bedroom enjoys direct access onto individual decked seating terraces, creating peaceful private retreats with views over the gardens. A laundry room and cloakroom complete this floor.

To the rear of the property is an impressive leisure annex, currently arranged to include a sitting room, kitchenette, shower room and gymnasium. To the front, a decked area incorporates a hot tub and bar, providing the ideal setting for social gatherings and outdoor enjoyment.

The grounds are a particular feature of the home, having been attractively landscaped with an array of water features, tranquil seating areas and carefully considered focal points, including a charming bridge crossing the pond. A generous driveway provides ample parking for numerous vehicles.

Separate garage. Under floor heating throughout and solar panels for hot water.

The property is currently operated as a successful bed and breakfast business, offering an excellent lifestyle and income opportunity. Should a buyer wish, there is the option to continue and take over the existing business operation, subject to separate negotiation.

For Sale: £1,250,000 Freehold

Living room 18'10" x 13'9"

A contemporary living space designed to be flooded with natural light via full height aluminium framed double glazed windows, the room enjoys connection to the garden beyond. Engineered bamboo flooring flows throughout, complementing the clean architectural lines and high-quality finish.

A striking suspended feature fireplace provides an eye-catching focal point, whilst the open layout offers ample space for both relaxed seating and entertaining. Sliding doors open directly onto the outdoor terrace, seamlessly blending indoor and outdoor living.





Kitchen and Dining area 37'9" x 13'8"

Open plan dining area with generous proportions are enhanced by full height windows and doors, allowing natural light providing direct access onto the decked terrace and gardens beyond. Engineered bamboo flooring continues throughout. Feature pendant lighting. Seamlessly flowing through to the kitchen and living areas. The impressive open plan kitchen has been designed with a sleek contemporary finish, featuring an extensive range of high gloss wall and base units complemented by work surfaces and a central island/breakfast bar. A range of integral Smeg appliances are incorporated.

Bedroom 5 15'10" x 13'9" Ensuite shower room 7'3" x 5'8"

Currently utilised as a bedroom, this flexible space could equally serve as a home office, hobby room, or snug, depending on individual requirements, offering excellent adaptability for modern living.



Bedrooms 1-4 14'1" x 11'8"

The bedrooms are well appointed contemporary spaces, each thoughtfully designed. Generous proportions are complemented by full height aluminium framed double glazed windows and doors, allowing natural light whilst providing direct access onto private decked seating terraces. The bedrooms are further enhanced by well appointed ensuite bath or shower rooms, making them ideally suited for guest accommodation or continued use as part of the existing bed and breakfast business.





**Bathrooms/
Shower rooms
6'10" x 5'9"**

Each bedroom has its own ensuite bath or shower room.

Contemporary fully tiled bath and shower rooms finished to a high specification.

Each bedroom benefits from its own decked seating area, thoughtfully designed to provide a secluded outdoor space for relaxation. The terraces enjoy a peaceful setting with direct access from the bedrooms via large glazed doors, seamlessly blending indoor and outdoor living.



Leisure Annex - Sitting room 13'7" x 12'6" Gym area 12'2" x 12' average Kitchenette 5'4" x 4'5" Shower room 5'8" x 3'9"

The leisure annex incorporates a characterful sitting room, creating an ideal space for relaxation and entertaining. Featuring timber clad walls and flooring, complemented by extensive glazing and sliding doors providing direct access to the garden. Connecting with the adjoining gym, kitchenette and shower facilities.



The gardens have been beautifully landscaped to create a truly unique and tranquil outdoor environment, perfectly complementing the contemporary style of the home. An abundance of mature planting and carefully arranged seating areas, creating a wonderful sense of privacy and seclusion.

A series of expansive decked terraces provide ideal spaces for outdoor seating & dining whilst the attractive water features and ornamental ponds form striking focal points. Timber walkways and bridges gently weave through the landscape connecting the various seating and entertaining areas. A covered garden pavilion positioned beside the pond offers a delightful retreat. Thoughtfully illuminated and well maintained providing a stunning backdrop to this remarkable contemporary residence.

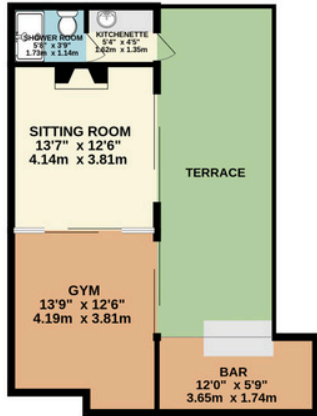
Garage 20'3" x 18'1"







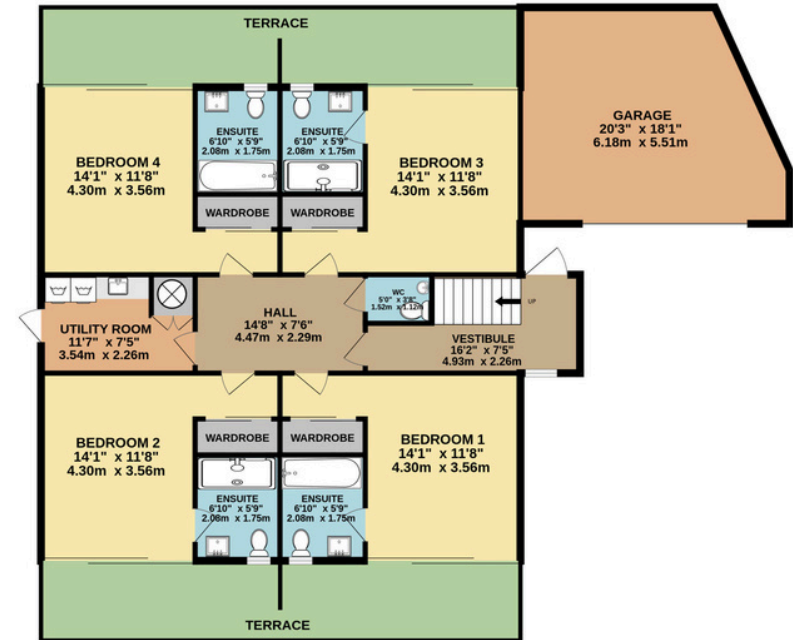
LEISURE ANNEX
389 sq.ft. (36.2 sq.m.) approx.



ENTRANCE LEVEL
1228 sq.ft. (114.1 sq.m.) approx.



LOWER LEVEL
1615 sq.ft. (150.1 sq.m.) approx.



TOTAL FLOOR AREA : 3233 sq.ft. (300.3 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

ENTRY LEVEL

Entrance Hall	28' x 7'5"
Living Room	18'10" x 13'9"
Kitchen Diner	37'9" x 13'8"
Bedroom 5	15'10" x 13'9"
Ensuite	7'3" x 5'8"

LOWER LEVEL

Bedroom 1	14'1" x 11'8"
Ensuite	6'1" x 5'9"
Bedroom 2	14'1" x 11'8"
Ensuite	6'1" x 5'9"
Bedroom 3	14'1" x 11'8"
Ensuite	6'1" x 5'9"
Bedroom 4	14'1" x 11'8"
Ensuite	6'1" x 5'9"
Vestibule	7'5" x 6'1"
Hallway	14'8" x 7'6"
Cloakroom	5' x 3'4"

LEISURE ANNEX

Living Room	13'7" x 12'6"
Gym	12' x 12'
Kitchenette	5'4" x 4'5"
Shower Room	5'8" x 3'9"

SERVICES

Mains water and electricity & oil fired central heating

APPLIANCES

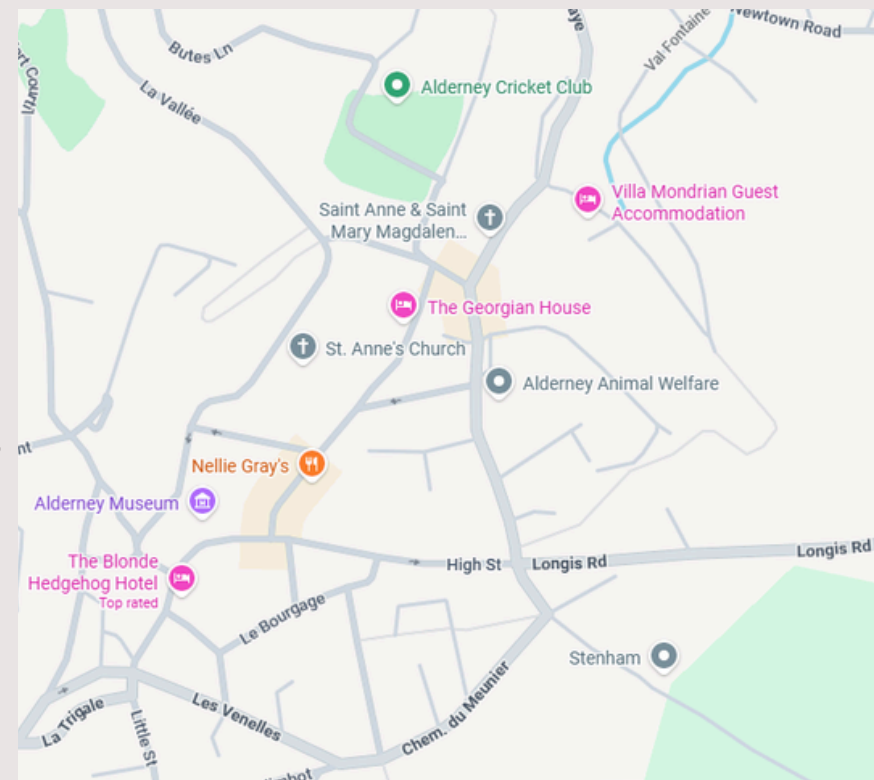
Smeg electric oven with combi oven over, Smeg 5 ring hob with extractor fan over, integral fridge freezer, integral dishwasher, integral under counter fridge, Hotpoint washing machine, Hotpoint dryer

PROPERTY RATES

Alderney Property Tax (annually) - £2,753.72 (currently charged at Self Catering rate)

Water rate (quarterly) - £285.60 (currently charged at Self Catering rate)

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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