



Brecque Cottage

For Sale £220,000

Freehold

- Traditional cottage to the south of St. Anne
- Requires substantial renovation & modernising
- 2 bedrooms, 2 receptions
- South facing garden



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Approximate
boundary outline

An attractive looking traditional cottage from the outside requiring substantial renovation and modernising inside.



Set on a corner parcel of land bounded by stone walls on the southern periphery of St. Anne, the ground floor comprises a glass rear entrance hall, a front hall, two receptions, kitchen, boiler room and bathroom. The small landing opens either side to two bedrooms.



Rear Porch 8' x 7, east and south facing timber single glazed windows, concrete flooring, wall light point, shelving, east facing timber single glazed door to garden.



Hall 14'3" x 3', west facing timber single part glazed entrance door, part tiled and part carpet flooring, ceiling light point, radiator, timber glad ceiling, electric meters and circuit breakers.

Reception 1 13'9" x 10'8", east facing timber single glazed window, west facing UPVC double glazed window, fitted carpet, wall light points, power points, radiator, open fire, exposed stone to three walls, under stair cupboard.



Reception 2 13'9" x 10'6", west facing UPVC double glazed window, fitted carpet, ceiling light point, power points, radiator, open fire, Drayton thermostat.

Kitchen 14' x 8', south facing timber single glazed internal window, tiled flooring, ceiling light point, power points, radiator, fitted base units and wall cabinets, Indesit fridge, shelving.



Utility Room 14' x 3', south facing UPVC double glazed window, tiled flooring, power points, Boulter boiler, Belfast sink.



Bathroom 14' x 7', south facing UPVC double glazed window with obscure glass, vinyl flooring, wall light point, radiator, towel rail, WC, hand basin with mirror above, bath with shower over, Indesit washing machine, cupboard housing hot water cylinder.



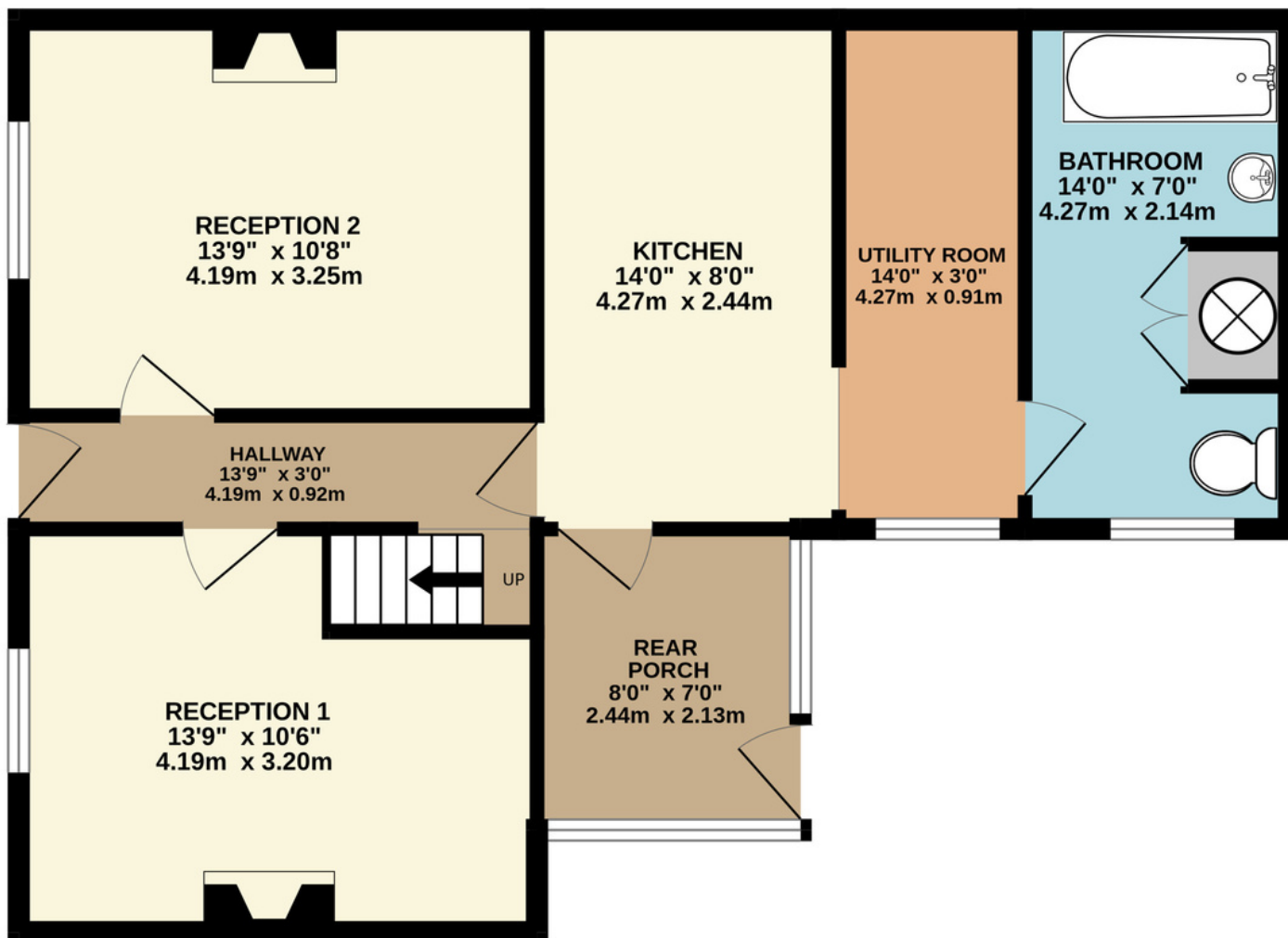
Carpeted stairs to

Principal Bedroom 14'2" x 14', east facing UPVC double glazed window, west facing Velux, timber flooring, ceiling light point, power points, radiator, loft access.

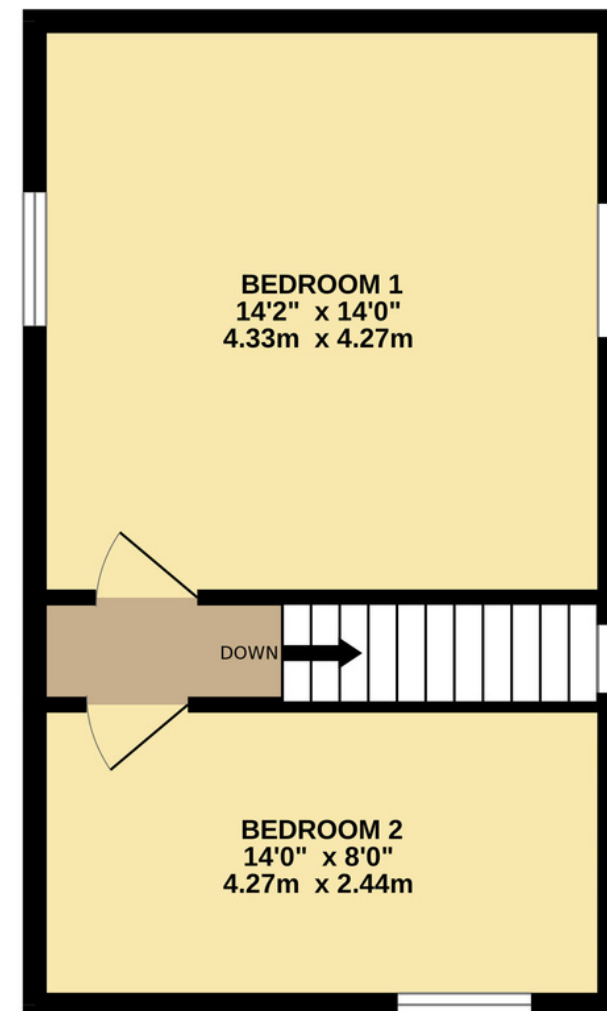


Bedroom 2 14' x 8', south facing UPVC double glazed window, west facing Velux, fitted carpet, ceiling light point, radiator.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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

GROUND FLOOR

Rear Porch	8' x 7
Hall	14'3" x 3'
Reception 1	13'9" x 10'8"
Reception 2	13'9" x 10'6
Kitchen	14' x 8'
Utility Room	14' x 3'
Bathroom	14' x 7'

FIRST FLOOR

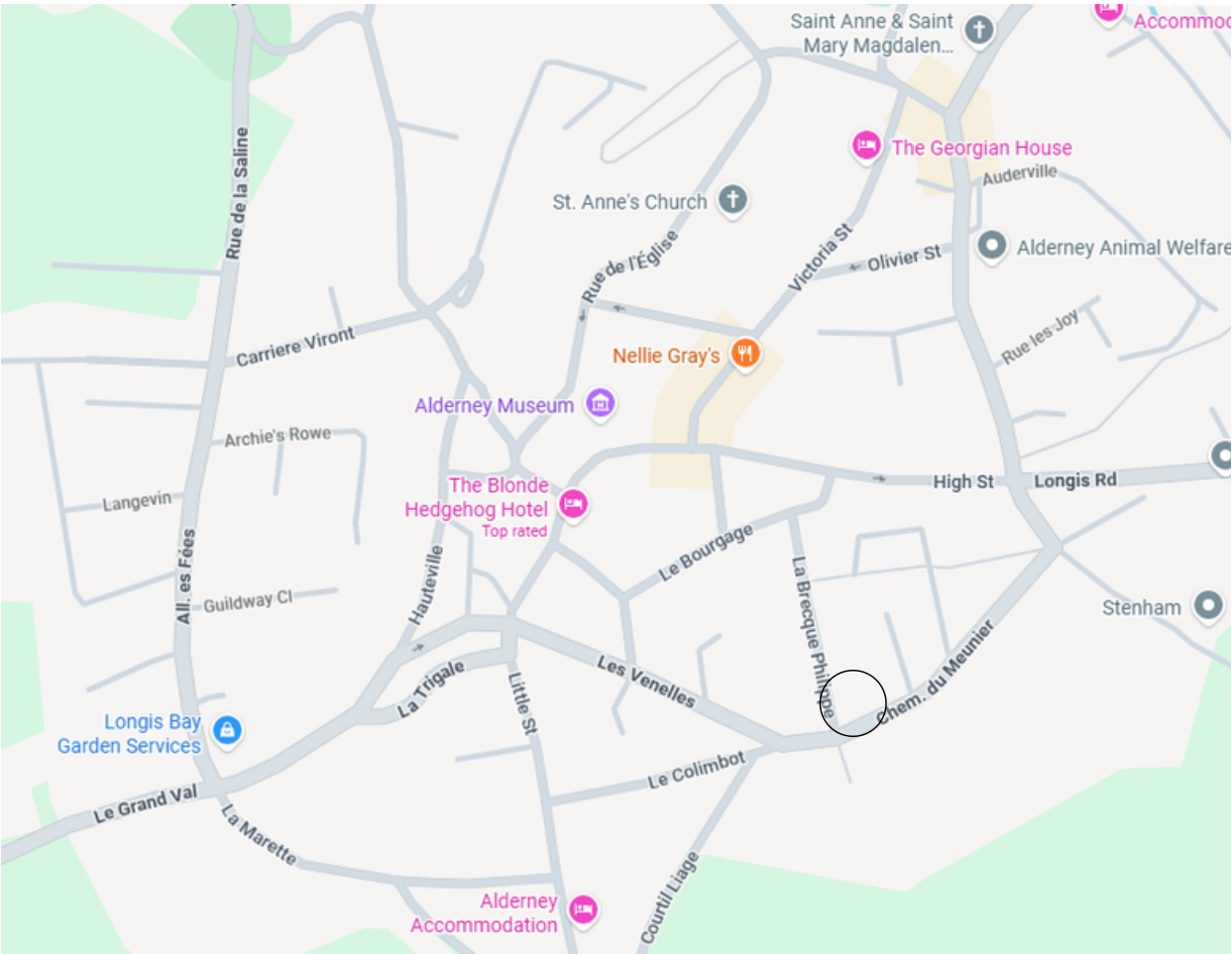
Bedroom 1	14'2" x 14'
Bedroom 2	14' x 8'

SERVICES

Mains water and electricity & oil fired central heating

PROPERTY RATES

Alderney Property Tax (annually) - £438.18
Water rate (quarterly) - £80.57
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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