



Maison de la Colline

For Sale £825,000

Freehold

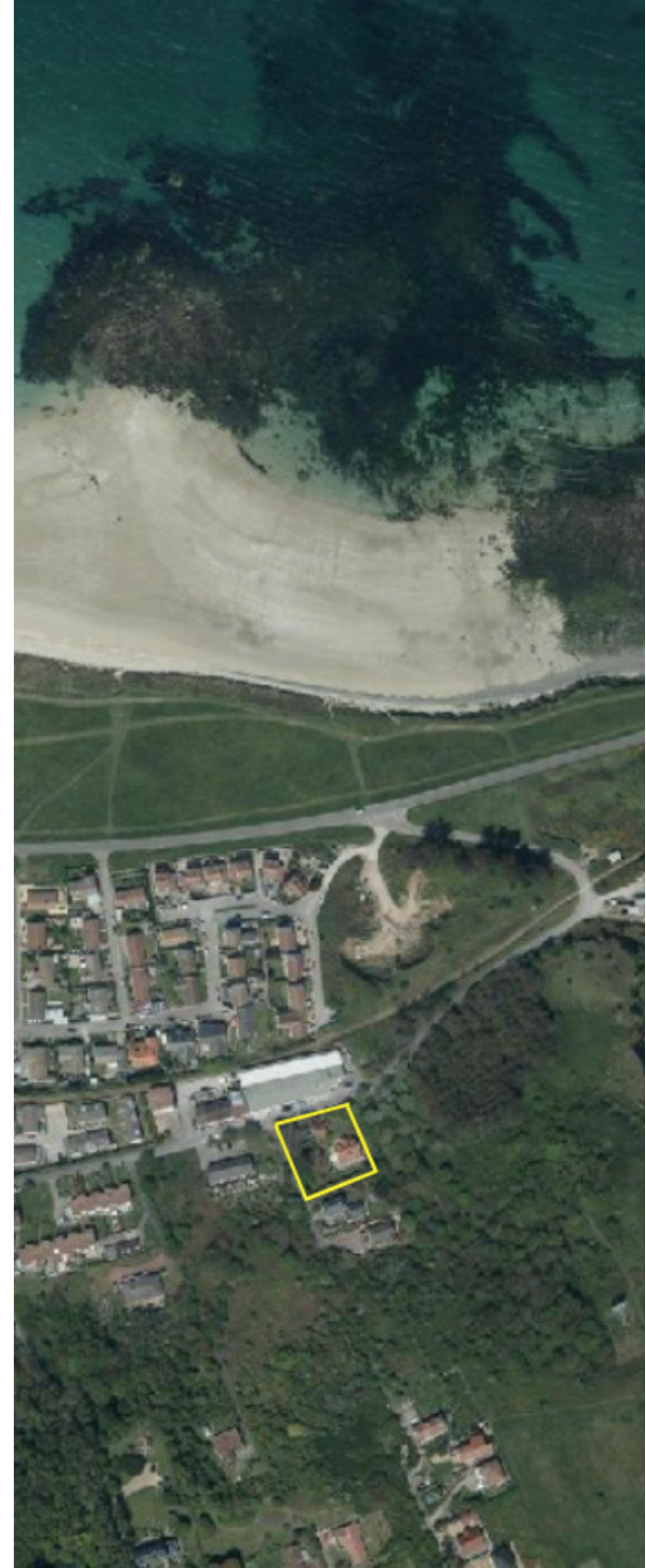
- Sea views into Braye Bay & harbour
- Generously proportioned home
- Good size garden
- Large driveway & double garage/workshop



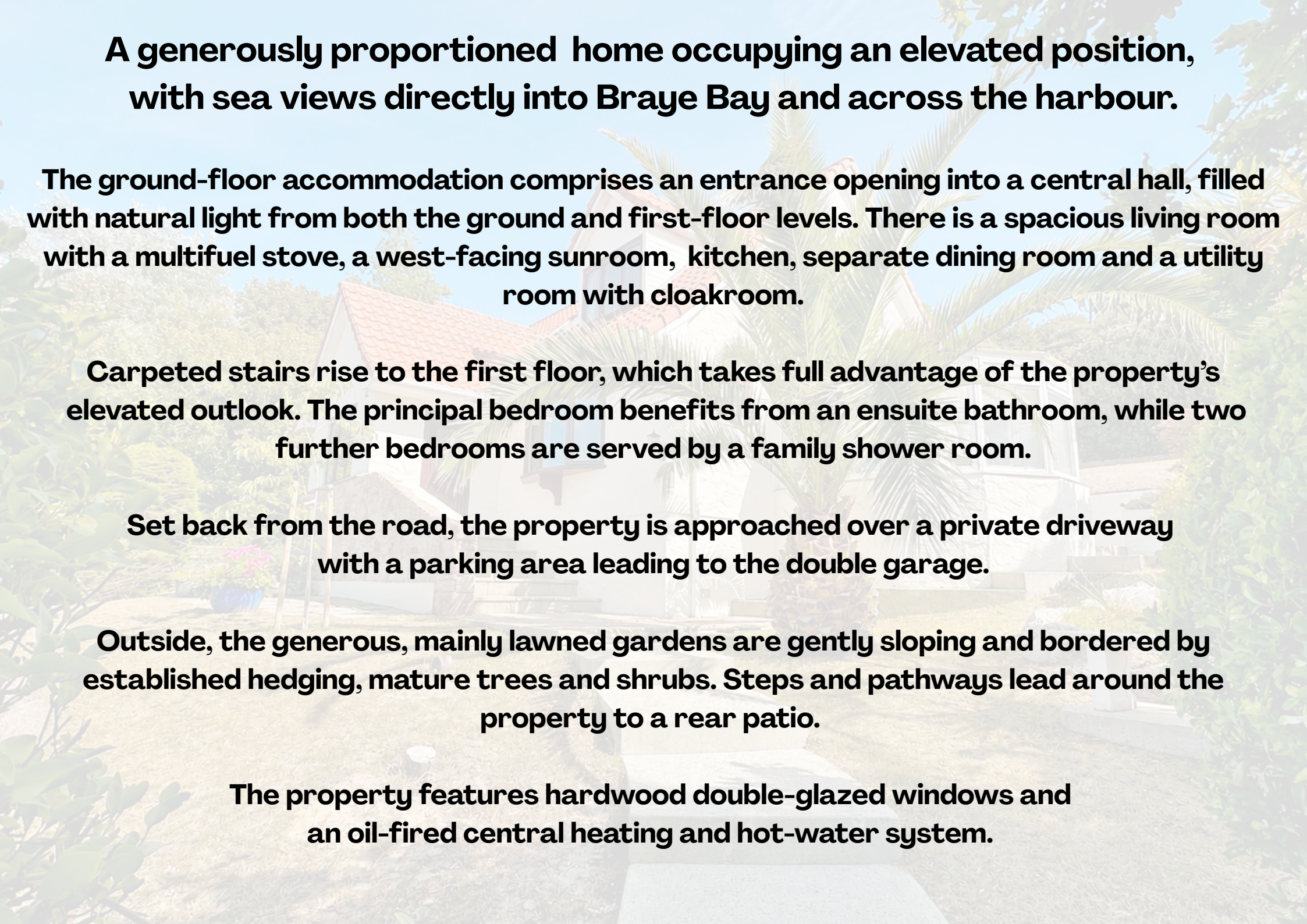
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Approximate boundary outlines



A generously proportioned home occupying an elevated position, with sea views directly into Braye Bay and across the harbour.

The ground-floor accommodation comprises an entrance opening into a central hall, filled with natural light from both the ground and first-floor levels. There is a spacious living room with a multifuel stove, a west-facing sunroom, kitchen, separate dining room and a utility room with cloakroom.

Carpeted stairs rise to the first floor, which takes full advantage of the property's elevated outlook. The principal bedroom benefits from an ensuite bathroom, while two further bedrooms are served by a family shower room.

Set back from the road, the property is approached over a private driveway with a parking area leading to the double garage.

Outside, the generous, mainly lawned gardens are gently sloping and bordered by established hedging, mature trees and shrubs. Steps and pathways lead around the property to a rear patio.

The property features hardwood double-glazed windows and an oil-fired central heating and hot-water system.



Entrance Porch 10' x 6'5", north and east facing hardwood double glazed windows, west facing UPVC double decorative part glazed door, fitted carpet, ceiling light point, power points, radiator, fuses, electric meter, coving, loft access.

Entrance Hall 11'10" x 10', north facing porthole window into porch, fitted carpet, ceiling spotlights, power points, radiator and carpeted stairs to first floor landing.

Living Room 24'6" x 14'9", north, south and west facing hardwood double glazed windows with sea views, fitted carpet, curtains, wall light points, power points, radiator, telephone point, television point, coving, exposed beams and a brick fireplace with tiled hearth.





Double doors through to:

Conservatory 11' x 10'5", UPVC double glazed windows surrounding three sides, south facing UPVC double glazed double doors to patio, tiled floor, blinds and wall light points.



Kitchen 17'7" x 12'2", south and east facing hardwood double glazed windows, tiled flooring, blind, recessed ceiling spotlights, power points, radiator, fitted base units, work tops and wall cabinets, Rangemaster over with five ring gas hob and Rangemaster extractor fan and light above, Lamona dishwasher, Zanussi Larder Fridge, breakfast bar.

Wooden stable door leading to rear porch

Rear Porch 5'7" x 3'3", south facing hardwood double glazed window, west facing UPVC double glazed door, tiled flooring, ceiling light point, power points, AEG freestanding freezer with shelving adjacent.





Dining Room 14' x 13'2" (maximum measurements), north facing hardwood double glazed bay window with sea views and east facing hardwood double glazed window, fitted carpet, curtains, recessed spotlights, power points, radiator and coving



Utility Room 7'10" x 5'10", tiled flooring, ceiling strip light, power points, Hotpoint washing machine, Hotpoint dryer, fitted base units, work tops and wall cabinets, Trianco boiler, Honeywell timer control, power points.

Archway through to:

Cloakroom 5'10" x 3'10", south facing hardwood double glazed window with obscure glass, wooden floor, ceiling light point, blind, WC, Franke hand basin set within vanity unit with mirror above and splash back tiling.



Stairs and Landing 13'2" in length, north facing Velux windows, fitted carpet, recessed ceiling spotlight points, chandelier, loft access, exposed beams and recessed storage cupboard housing hot water cylinder

Principal Bedroom 19'2" x 14'9" (maximum measurements), north and west facing hardwood double glazed windows with sea views, south facing Velux windows, fitted caret, curtains, blinds, ceiling spotlights, power points, radiator, exposed beams.





En-suite 7'10" x 7'7" South facing hardwood double glazed window, tiled floor, curtains, ceiling spot lights, heated towel rail, matching suite comprising of bath, WC, hand basin set in vanity unit with mirrored cupboard above, splash back tiling, half height wall tiling, fully tiled 4'6" recessed shower unit, exposed beam, extractor fan.

Bedroom 2 13'3" x 9'6", North and east facing hardwood double glazed window, fitted carpet, curtains, ceiling light point, power points, radiator, exposed beam.



Bedroom 3 10' x 9'5", south facing Velux window, east facing hardwood double glazed window, fitted carpet, curtains, ceiling light point, power points, radiator and exposed beam.

Shower room 6'3" x 5'4", south facing Velux window, tiled floor, ceiling spotlight, heated towel rail, matching suite comprising WC, hand basin set in vanity unit, splash back tiling, exposed beams and fully tiled 3'6" recessed shower unit

External

Double Garage 18'7" x 18'7", east facing wooden single glazed window, south facing wooden single glazed door, two rolling garage doors operated by remote control, ceiling light points, wall strip light, power points, electric meter and fuses

Garden Store 10' x 6'9", south and west facing wooden single glazed windows, east facing wooden single glazed door with obscured glass.





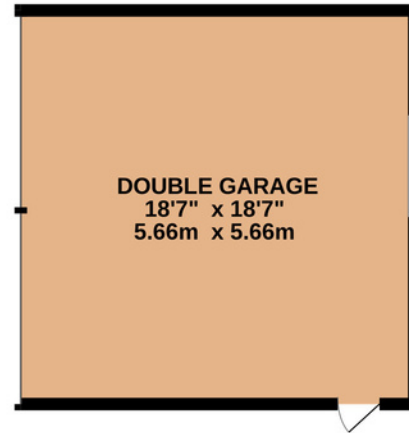
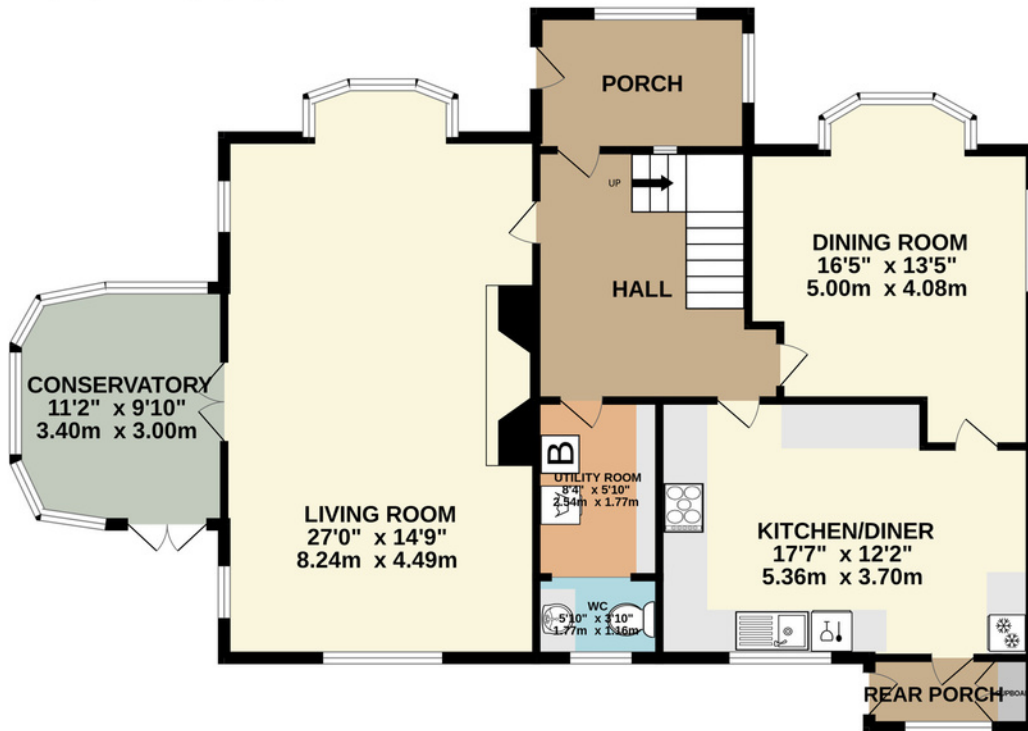
The property is approached over a private driveway, with steps and pathways providing access around the house. The mainly lawned garden is bordered by established hedging, mature trees and shrubs.

To the rear, a spacious paved patio provides a setting for outdoor dining with direct access to the conservatory. Glimpses towards Braye Bay and the harbour.

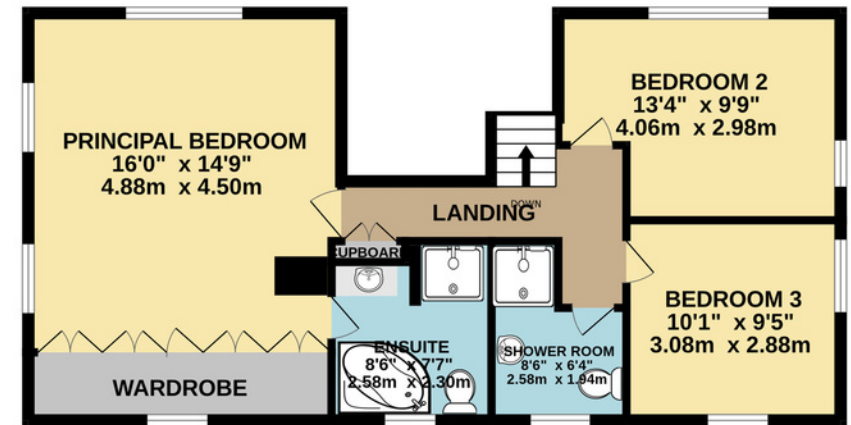




GROUND FLOOR
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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

Entrance Porch	10' x 6'5"
Entrance Hall	11'10" x 10'
Living Room	24'6" x 14'9"
Conservatory	11'2" x 9'10"
Kitchen	17'7" x 10'
Rear Porch	7'8" x 3'3"
Dining Room	14' x 13'2"
Utility Room	7'10" x 5'10"
Cloakroom	5'10" x 3'10"

FIRST FLOOR

Principal Bedroom	16' x 14'9"
En-suite	7'10" x 7'7"
Bedroom 2	13'3" x 9'6"
Bedroom 3	10' x 9'5"
Shower room	6'3" x 5'4"

EXTERIOR

Double Garage	18'7" x 18'7"
Garden Store	10' x 6'9"

SERVICES

Mains water and electricity & oil fired central heating

APPLIANCES

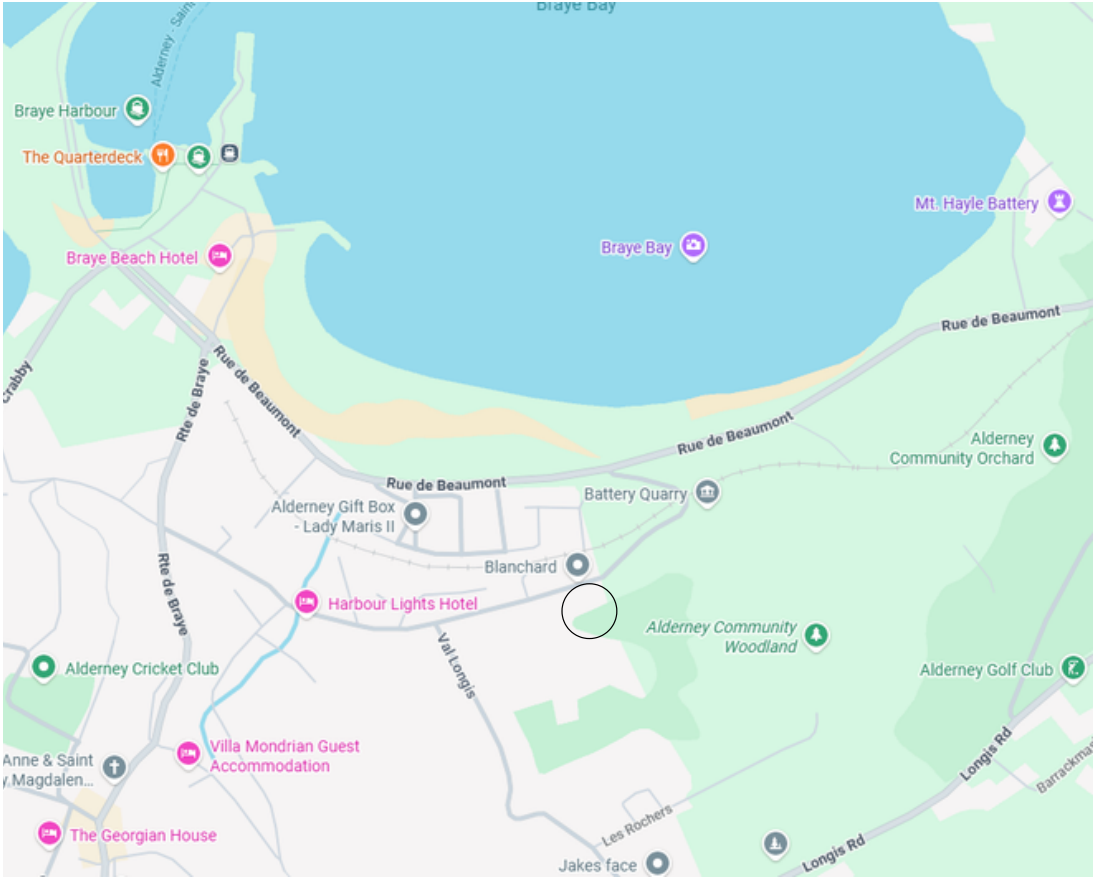
Rangemaster over with five ring gas hob, Lamona dishwasher, Zanussi Larder Fridge, Hotpoint washing machine, Hotpoint dryer,

PROPERTY RATES

Alderney Property Tax (annually) - £1,123.96

Water rate (quarterly) - £133.62

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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