



Ramblers Retreat Guest House

£485,000

OPEN MARKET

32 Victoria Street, St Annes, Alderney. GY9 3TA

A spacious town house, formerly used as a guesthouse and restaurant.

The accommodation ranges over three floors and has been extensively renovated and modernised to provide a contemporary kitchen, large first floor sitting room with many traditional features, large principle bedroom suite which could alternatively be used as a guest annexe.

The property also benefits from a store, rear yard and roof terrace.

Key facts



- Guest House in Alderney's Town
- Refurbished to a high standard
- Providing comfortable accommodation
- Private courtyard garden
- Store and roof terrace

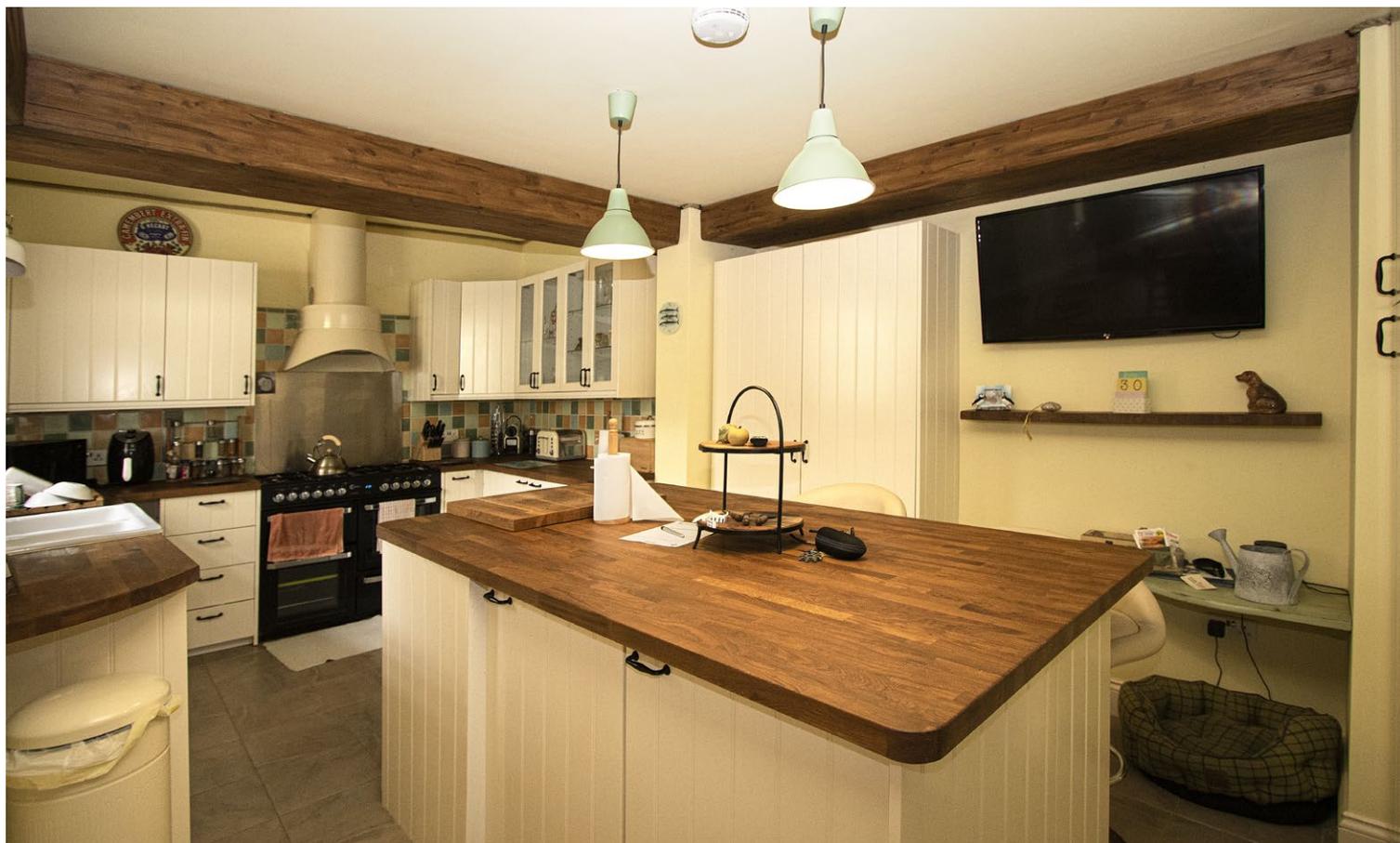
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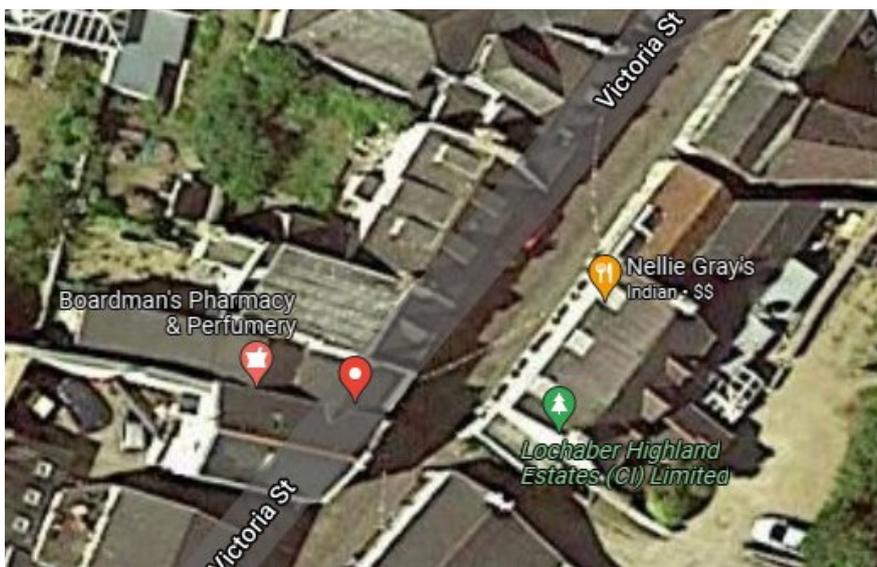
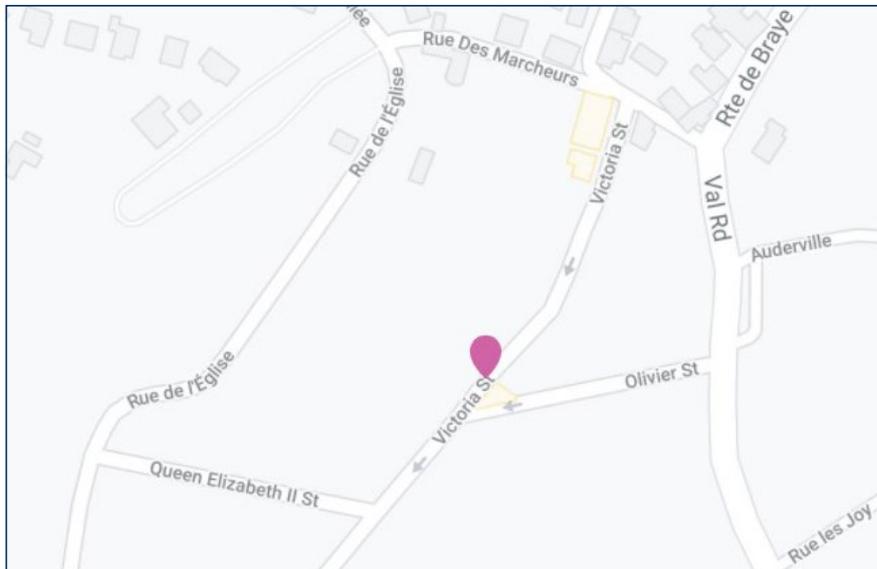


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GUERNSEY'S ESTATE AGENT







Entrance hall

13'2 x 5'4 (4m x 1.6m) maximum

Store

15'3 x 11'8 (4.6m x 3.6m)

Sealed entrance to front.
Storage cabinets.

Inner lobby

10'3 x 5'7 (3.1m x 1.7m) maximum

Staircase to upper floors.

Cloakroom

White suite comprising wash basin and wc. Tiled splashbacks.

Kitchen/dining room

19' x 25' x 8'5 (5.8m x 7.6m x 2.6m) average (L-Shaped)

Fitted with a range of floor and wall units with hardwood worksurfaces incorporating double bowl ceramic sink with Victorian taps, central island work station. Plumbing for laundry equipment.

Appliances: Flavell Range style gas oven and hob, extractor fan.

Study

8'5 x 4'6 (2.6m x 1.4m)

Guest Annexe

Bedroom

17'6 x 13'6 (5.3m x 4.1m)

Dressing area
Walk-in closet.

En suite shower room

Three piece suite comprising large shower with stainless steel shower

rose, his 'n' hers wash basins with storage below and wc. Full decorative tiling.

FIRST FLOOR

Landing

12'8 x 6' (3.9m x 1.8m)

Staircase to upper floors.

Sitting room

16'6 x 16'6 (5m x 5m) maximum overall

Feature ornamental iron range and brick surround. Partially exposed granite walls, strip wood panelling and beams.

Bathroom

Three piece suite comprising bath with shower over, wash basin and wc. Full decorative tiling and heated towel rail. Fire exit to roof terrace.

Bedroom 3

12' x 9'9' (3.7m x 3m) maximum

Feature Victorian style wash basin with mixer tap. Tongue and groove panelling to half height.

SECOND FLOOR

Landing

10'3 x 5'8 maximum

Bedroom 2

16'6 x 10'6 x 11'4 (L-Shaped)

Twin bedroom.

En suite shower room

Three piece suite in white comprising shower cubicle, wash basin and wc. Full decorative tiling and heated towel rail.

Bedroom 4

10'8 x 10'1

Twin bedroom with feature strip wood beamed ceiling and tongue and groove wood panelling to half height.

Bedroom 5

13'8 x 7'5

Twin bedroom with wash basin. Exposed feature strip wood beamed ceiling and extensive tongue and groove wood panelling.

EXTERIOR

The property is approached from Victoria Street through the main entrance. To the rear is a small courtyard with brick paving and step up to storage area with oil tank and timber steps to proposed roof deck.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, drainage, oil central heating, double glazing.

Finding the property: Travelling up Victoria Street (following the one-way) Ramblers Retreat is on the right just before Olivier Street.

What3Words: messily.muddying. listening

TRP: 236

CONTACT OUR OPEN MARKET TEAM



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