



# Ramblers Retreat Guest House

£425,000

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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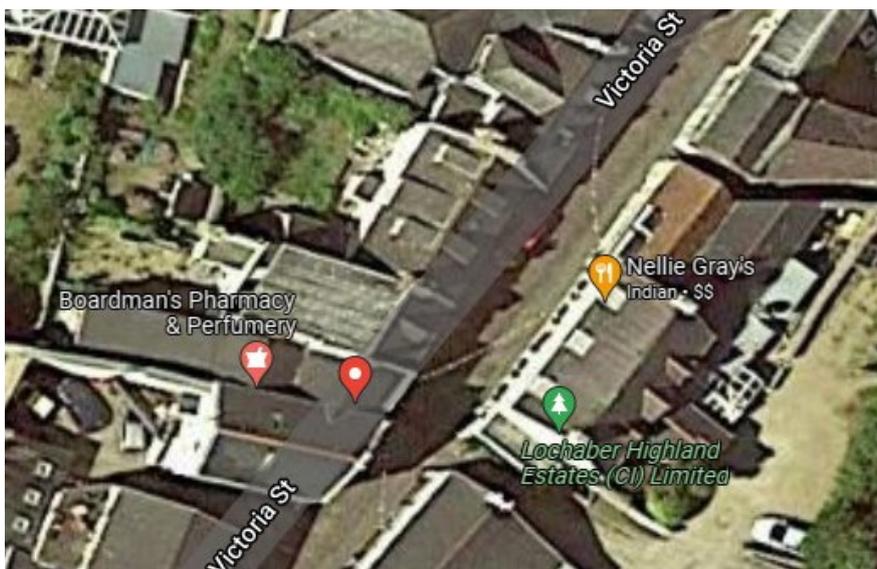
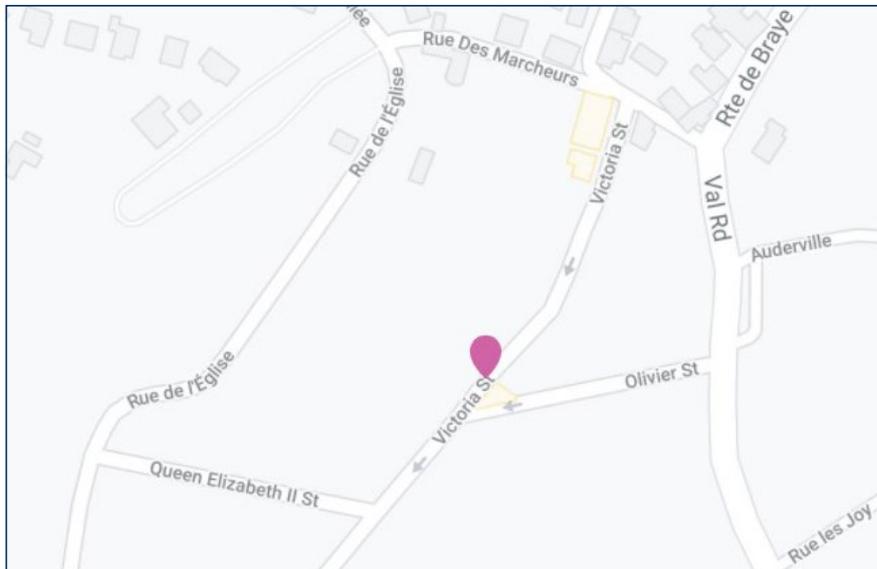


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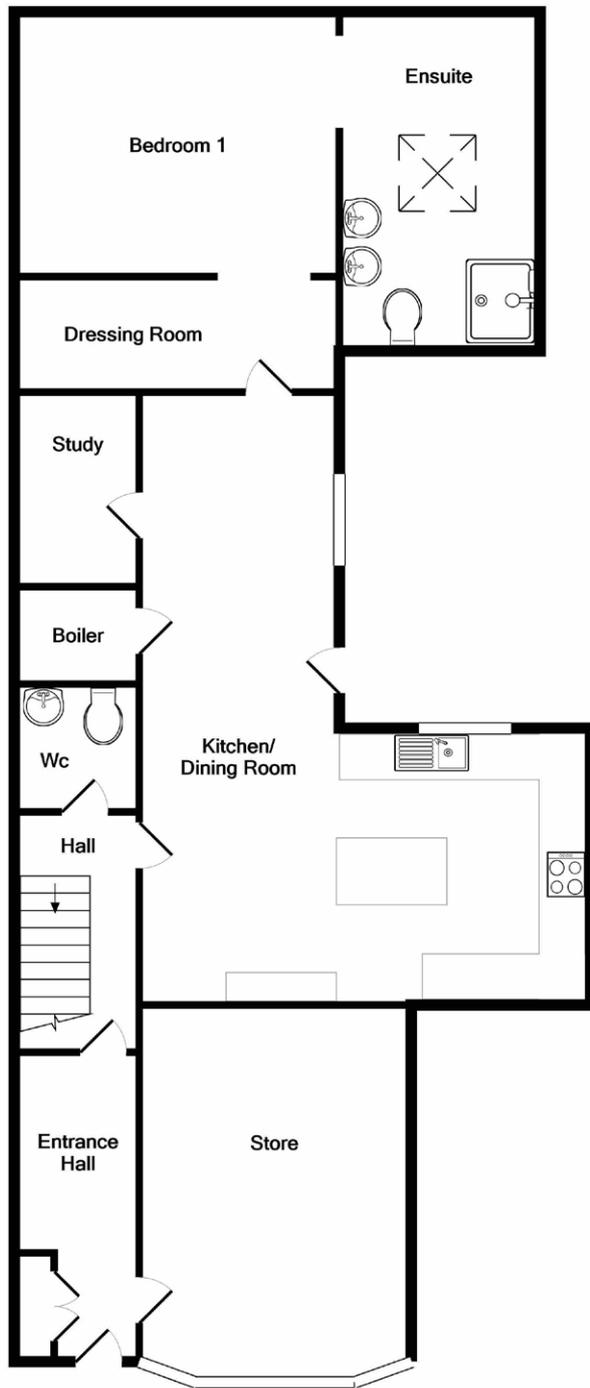
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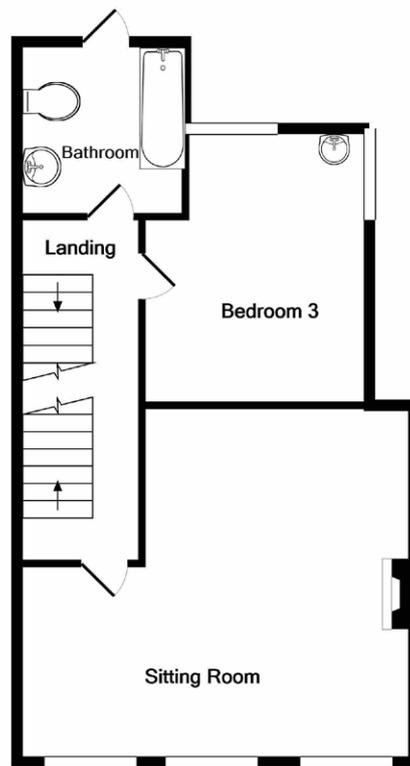




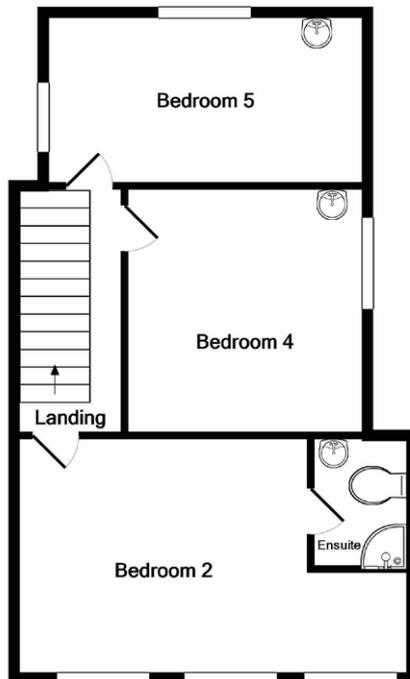
# Floorplans



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## 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)

## Bedroom 1

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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