



Simerock Guest House

Venelle Des Gaudions, Alderney, Guernsey, Channel Islands, GY9 3TW

£745,000

Charming bed and breakfast | Additional land for potential development
Set in large grounds | Includes owners accommodation



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About Simerock Guest House

Charming bed and breakfast nestled close to town, boasting 6 lettable rooms. The property features comfortable owner's accommodation for personal retreat and additional land offering potential for further development. The interior comprises porch into entrance hall, residents dining and separate living room, fitted kitchen, two ensuite letting rooms, a further letting room and bathroom, accessed externally there is another ground floor ensuite letting room and a further two letting rooms and bathroom to the first floor. The owner's accommodation features living room, laundry room, three bedrooms, a study, shower room and cloakroom. Driveway offering off street parking with gardens surrounding the property. UPVC double glazing and oil-fired central heating.

ACCOMMODATION COMPRISING

GROUND FLOOR

Accessed externally via UPVC door off the front driveway.

Entrance Porch

6'5" x 3'3" (1.96m x 1m)

Entrance Hall

16'9" x 12'2" maximum (5.1m x 3.7m maximum)

Dining Room

18'4" x 12'3" (5.6m x 3.73m)

Residents Living Room

11'2" x 8'4" (3.4m x 2.54m)

Kitchen

13'10" x 11'9" (4.22m x 3.58m)

Room 2

15'4" x 10' (4.67m x 3.05m)

Bathroom

7'10" x 7'7" (2.4m x 2.3m)

Room 4

11' (3.35) average x 11' (3.35)

En-suite

7'5" x 3'9" (2.26m x 1.14m)

Enclosed stairwell from hallway leads to:-

FIRST FLOOR

Landing

12'10" x 6' (3.9m x 1.83m)

Room 5

14' (4.27) x 11'9" (3.58) maximum

Room 6

13'9" x 11'10" (4.2m x 3.6m)

Bathroom

8'7" x 5'7" (2.62m x 1.7m)

Room 7

15'3" (4.65) maximum x 12' (3.66)

En-suite

7'3" x 4'4" (2.2m x 1.32m)

OWNER'S ACCOMODATION

Laundry Room

9'7" x 4'1" (2.92m x 1.24m)

Living Room

13'10" x 11'9" (4.22m x 3.58m)

L-shaped Hallway

9'1" (2.77) x 7'3" (2.2) and 12'6" (3.8) x 2'10" (0.86)

Principal Bedroom

13'2" x 12' (4.01m x 3.66m)

En suite Cloakroom

7'1" x 4'3" (2.16m x 1.3m)

Shower Room

5'9" x 5'8" (1.75m x 1.73m)

Bedroom 2

13'2" x 7'6" (4.01m x 2.29m)

Bedroom 3

13'2" x 7'7" (4.01m x 2.3m)

Study

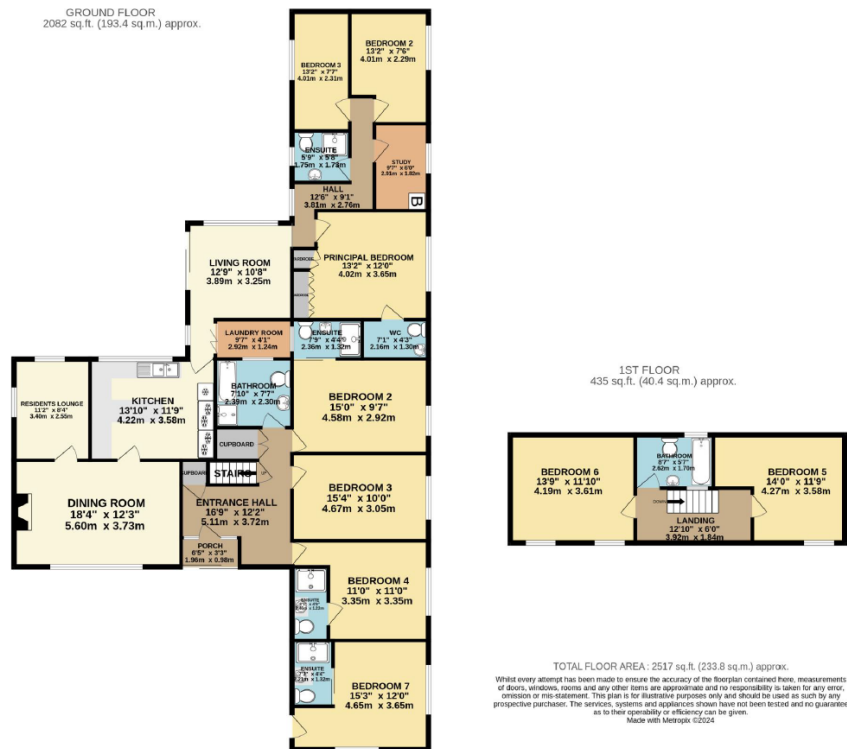
9'7" x 6' (2.92m x 1.83m)

OUTSIDE

Outbuilding

49'6" (15.1) x 15'6" (4.72) approximately block built with UPVC windows.

Potential for development of the greenhouses into further accommodation with driveway to the eastern aspect offering separate access with further possible development land to the rear plot.



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