



The Kennels

The Kennels, Route Des Mielles, Alderney, Guernsey, GY9 3YG

£2,750,000 | OPEN MARKET

Nestled in the heart of greenbelt and overlooking Longis Bay | Exquisite newly built home
Seamlessly blending contemporary design with tranquillity
Extraordinary setting - where sea, sky and history converge



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Bell & Co Ltd

THE ESTATE AGENT

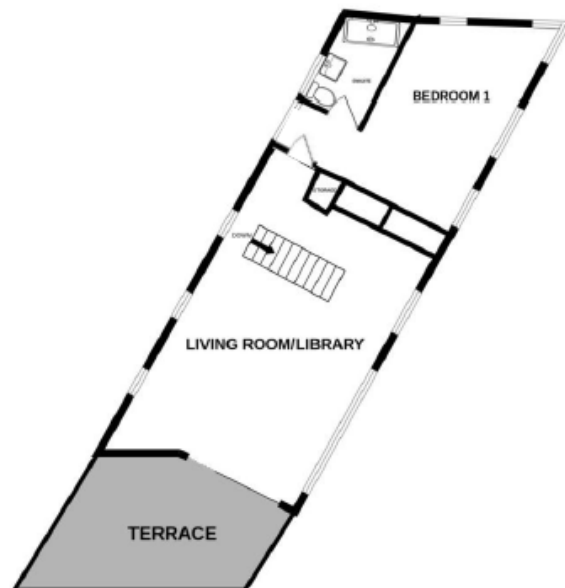
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About The Kennels

Nestled in Alderney's greenbelt and just moments from the golden sands of Longis Bay, this exceptional new-build home offers contemporary luxury in a setting rich with history and natural beauty. Perfectly placed for coastal walks, beach days, and exploring the island's remarkable past, it delivers an enviable island lifestyle.

Designed to blend seamlessly with its tranquil surroundings, the home features expansive glazing and open-plan living that connects indoors and out, capturing sweeping landscape and sea views. The ground floor offers a welcoming entrance hall, a stylish kitchen with dining and seating areas, utility room, pantry, three double bedrooms, family bathroom, shower room, and a flexible hobbies or work space. Upstairs, an impressive living room opens onto a private balcony, while the principal suite enjoys an ensuite and breathtaking elevated views. Landscaped gardens, a driveway, and garage complete this peaceful island retreat in one of Alderney's most sought-after locations.

ACCOMMODATION COMPRISING

Entrance Hall

26'3" (8) x 6'4" (1.93) and 21'2" (6.45) x 5' (1.52)

Kitchen/Diner/Living Room

26'3" x 19'10" (8m x 6.05m)

Utility Room

14'4" (4.37) x 9'5" (2.87) average

Bedroom 3

13'5" x 12'1" (4.1m x 3.68m)

Bedroom 2

19'5" (5.92) average x 15'2" (4.62)

Bathroom

20'2" (6.15) average x 9'5" (2.87) average

Hallway

21'7" x 3'1" (6.58m x 0.94m)

Shower Room

9'6" average x 7'6" (2.9m average x 2.29m)

Bedroom 4

11'6" x 9'7" (3.5m x 2.92m)

Hobbies Room

21'8" x 13'2" (6.6m x 4.01m)

FIRST FLOOR

Living Room

36'9" (11.2) narrowing to 29'5" (8.97) x 20'7" (6.27)

Bedroom 1

24'7" (7.5) x 20'9" (6.32) (12'1" (3.68) average width)

Ensuite Shower Room

14'6" (4.42) average x 8' (2.44)

OUTSIDE

This stunning property boasts an expansive, beautifully maintained garden. The large, lawn provides ample space all set against a backdrop of mature trees and rolling countryside views. A spacious tiled patio area extends from the house, ideal for al fresco dining and barbecues. A well-positioned greenhouse and planting beds provide opportunities for homegrown produce. Gravelled driveway leading to the garage. External shower.

Viewing: By Appointment

Possession: By Arrangement

Services: Mains water and electricity. Oil fired central heating and bottled gas.



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