



Pool House

Mare Jean Bott, Alderney, Guernsey, GY9 3TX

£1,850,000

A private world in the heart of town | This exceptional property is unlike any other on Alderney
Five separate buildings, seamlessly integrated to create one exceptional, cohesive property
The grounds are beautifully landscaped









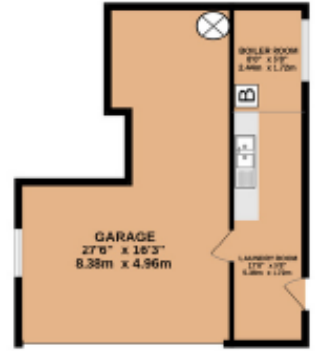




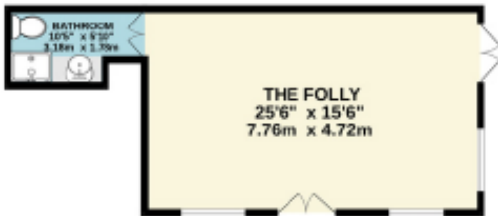
GUEST UNIT
658 sq.ft. (61.0 sq.m.) approx.



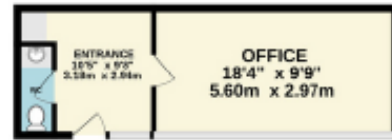
GARAGE
482 sq.ft. (43.0 sq.m.) approx.



THE FOLLY
449 sq.ft. (41.7 sq.m.) approx.

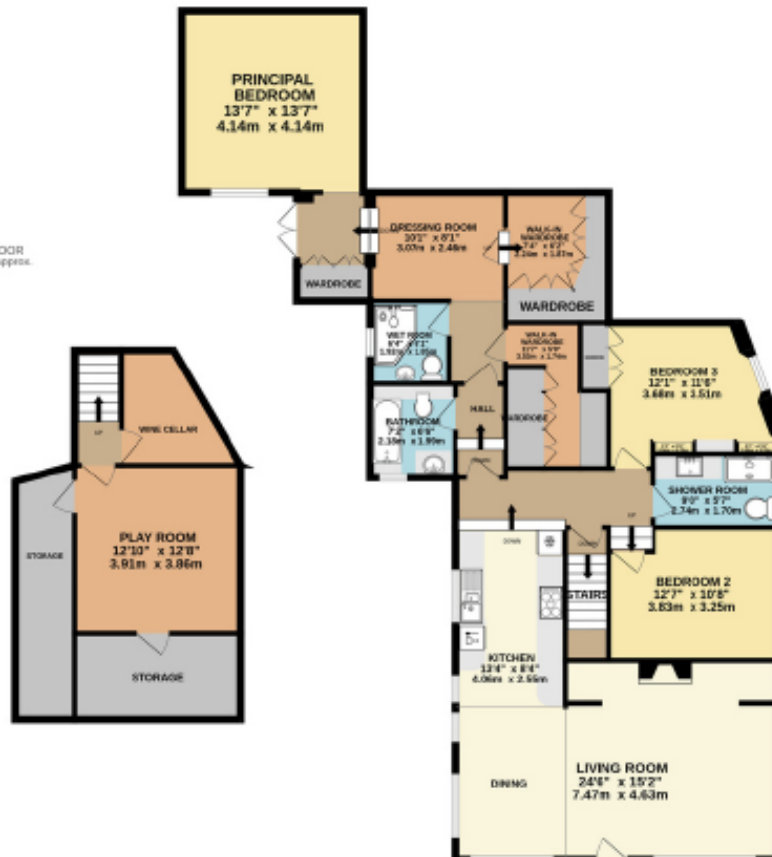


OFFICE
278 sq.ft. (25.6 sq.m.) approx.



MAIN HOUSE
1478 sq.ft. (137.3 sq.m.) approx.

LOWER GROUND FLOOR
630 sq.ft. (58.0 sq.m.) approx.



About Pool House

Step through the double doors and discover your own secluded haven — a world within the town. Once the gates close behind you, a sense of calm and privacy takes over, welcoming you into the unique sanctuary that is Pool House. Composed of five separate buildings, seamlessly integrated to create one exceptional, cohesive property. This property is unlike any other on Alderney, comprising four separate units that come together to form one harmonious and versatile residence. At the heart of the grounds stands the main house, perfectly positioned within its tranquil setting. An inner hall leads to a family bathroom and onward to the principal bedroom suite, set apart in its own private wing. This inviting retreat offers a shower room, a spacious dressing room, and a bedroom with direct access to the garden. Two further bedrooms and an additional bathroom complete this floor. Stairs descend to the former pool area, now cleverly reimagined as a wine cellar and playroom — a flexible space that has also previously served as a cinema. Adding to the property's charm is The Folly — a stunning detached building with floor-to-ceiling arched windows that frame views of the gardens. Elevated within the grounds, it features a large open-plan living area with a bathroom off, ideal for use as a guest suite, studio, or peaceful retreat. Set just below The Folly in its own private nook is a jacuzzi, offering the perfect spot to unwind. Further guest accommodation can be found in a detached wing, comprising reception room, a bedroom leading through to an ensuite bedroom — ideal for visitors or extended family. For those working from home, a separate office building provides an excellent workspace, complete with its own cloakroom. A utility room with a secondary kitchen area opens directly to the garage for added convenience. The grounds are beautifully landscaped and paved, adorned with established flower borders that bring year-round colour and texture. Multiple seating areas are thoughtfully positioned throughout, creating perfect spots to relax or entertain. The property also benefits from an attractive summer house, sauna, and garden shed. With its exceptional privacy, flexible accommodation, and abundance of character, Pool House offers a rare opportunity to own a truly distinctive home — a serene escape nestled quietly within Alderney's town.

ACCOMMODATION COMPRISING

MAIN HOUSE

GROUND FLOOR

Living Room / Dining Room

24'6" x 15'2" (7.47m x 4.62m)

Kitchen

13'4" x 8'4" (4.06m x 2.54m)

Bedroom 2

12'7" x 10'8" (3.84m x 3.25m)

Shower Room

9' x 5'7" (2.74m x 1.7m)

Bedroom 3

12'1" x 11'6" (3.68m x 3.5m)

Hallway

Bathroom

7'2" x 6'6" (2.18m x 1.98m)

Walk-In Wardrobe

11'7" x 5'9" (3.53m x 1.75m)

Wet Room

6'4" x 6'1" (1.93m x 1.85m)

Dressing Room

10'1" x 8'1" (3.07m x 2.46m)

Walk-In Wardrobe

7'4" x 6'2" (2.24m x 1.88m)

Inner Hallway

Bedroom 1

13'7" x 13'7" (4.14m x 4.14m)

LOWER GROUND FLOOR

Wine Cellar

Play Room

12'10" x 12'8" (3.9m x 3.86m)

Storage

Storage

The Folly

25'6" x 15'6" (7.77m x 4.72m)

Bathroom

10'5" x 5'10" (3.18m x 1.78m)

OFFICE

Entrance Hall

10'5" x 9'8" (3.18m x 2.95m)

WC

Office

18'4" x 9'9" (5.6m x 2.97m)

GUEST UNIT

Entrance Hall

Bedroom

16'4" x 11' (4.98m x 3.35m)

Bedroom

10'7" x 9'9" (3.23m x 2.97m)

Bathroom

9'10" x 6'3" (3m x 1.9m)

Office

15'5" x 7'9" (4.7m x 2.36m)

WC

5' x 3'9" (1.52m x 1.14m)

Store Room

12'1" x 6'4" (3.68m x 1.93m)

OUTSIDE

GARAGE

Garage

27'6" x 16'3" (8.38m x 4.95m)

Laundry Room

17'8" x 5'8" (5.38m x 1.73m)

Boiler Room

8' x 5'8" (2.44m x 1.73m)



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