



Pankina

Sark

 x2
  x1

- A leasehold, open market timber-frame cottage
- Two bedrooms, One bathroom
- Front and rear gardens
- Lounge, kitchen/dining room
- Central location

£400,000

OPEN MARKET

swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

About Pankina

Set just a short stroll from Sark's main avenue, within an approximate 19m x 21m plot, this centrally positioned leasehold property offers an excellent opportunity for anyone seeking an open market residence with scope for enhancement. The site benefits from clearly defined boundaries, with the plot extending to roughly 21m along the southern edge and 19m on the eastern side, as indicated in the aerial plan provided.

The existing building provides approximately 134m² of internal floor space, presenting a substantial footprint for redevelopment, modernisation or reconfiguration, subject to local permissions. The surrounding garden offers a combination of open space and established greenery, giving flexibility for landscaping, outdoor living or further improvements.

Located in an accessible part of the island, the property maintains convenient proximity to the island's village while still enjoying a sense of privacy. With its generous proportions and open market status, this site represents an appealing proposition for those seeking to create a bespoke home in a unique island setting.

Extra information

Services

Mains electricity, oil-fired central heating, LPG gas bottles, shared borehole water and its own cesspit.

Term

Leasehold

Property Tax

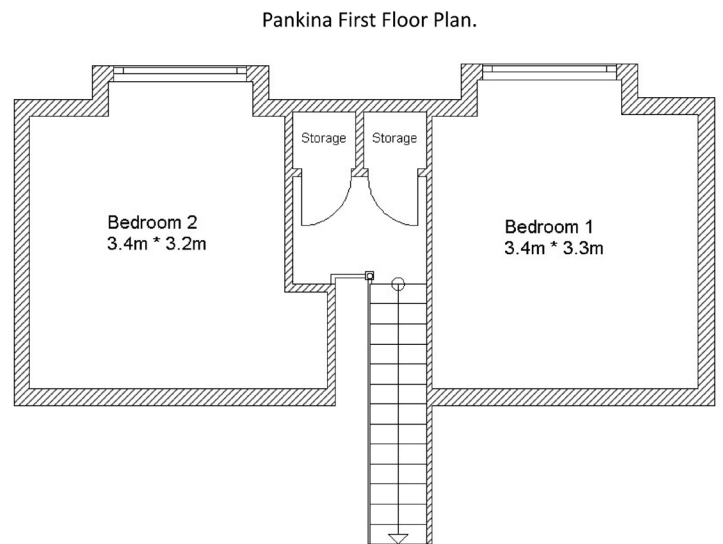
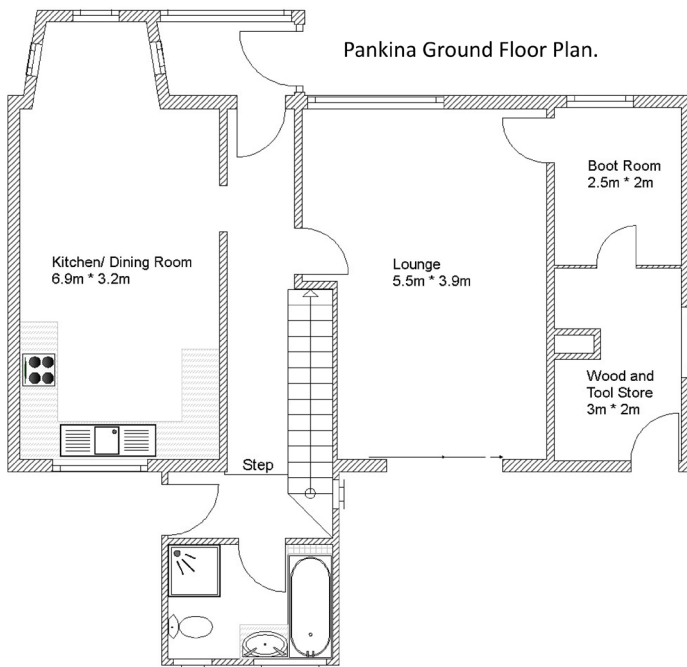
£853.60 per annum at the 2026 rate of £19.40 per quarter. The measurements of the property equate to 44 taxable Sark 'quarters'.

Viewing

Strictly by appointment only

Possession

Possession by arrangement



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