



L'Hivernage House

Sark

- Detached traditional open market two-storey house
- West coast location
- Leasehold expires 30th September 2079
- Vacant possession subject to arrangement

£550,000

OPEN MARKET

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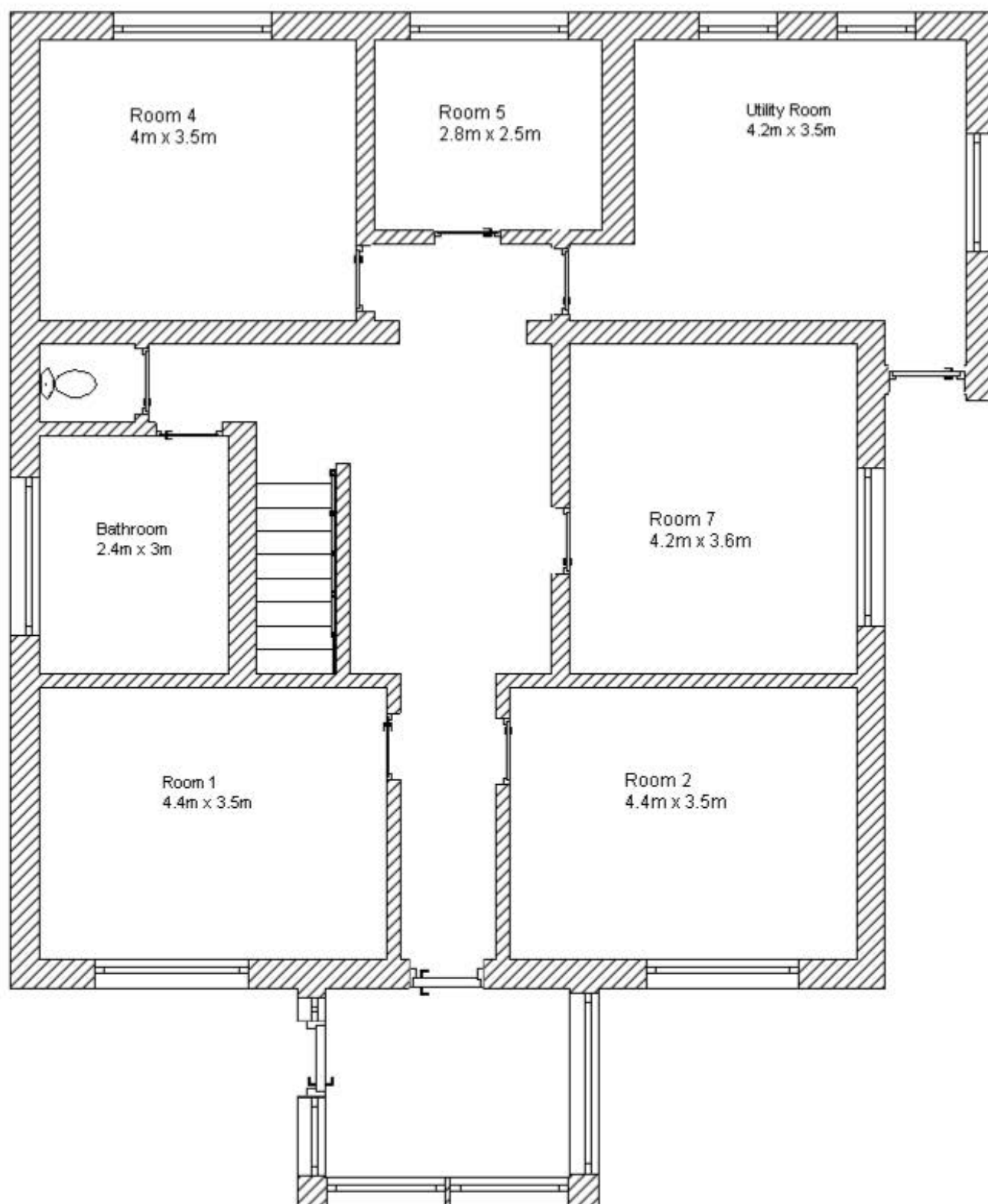


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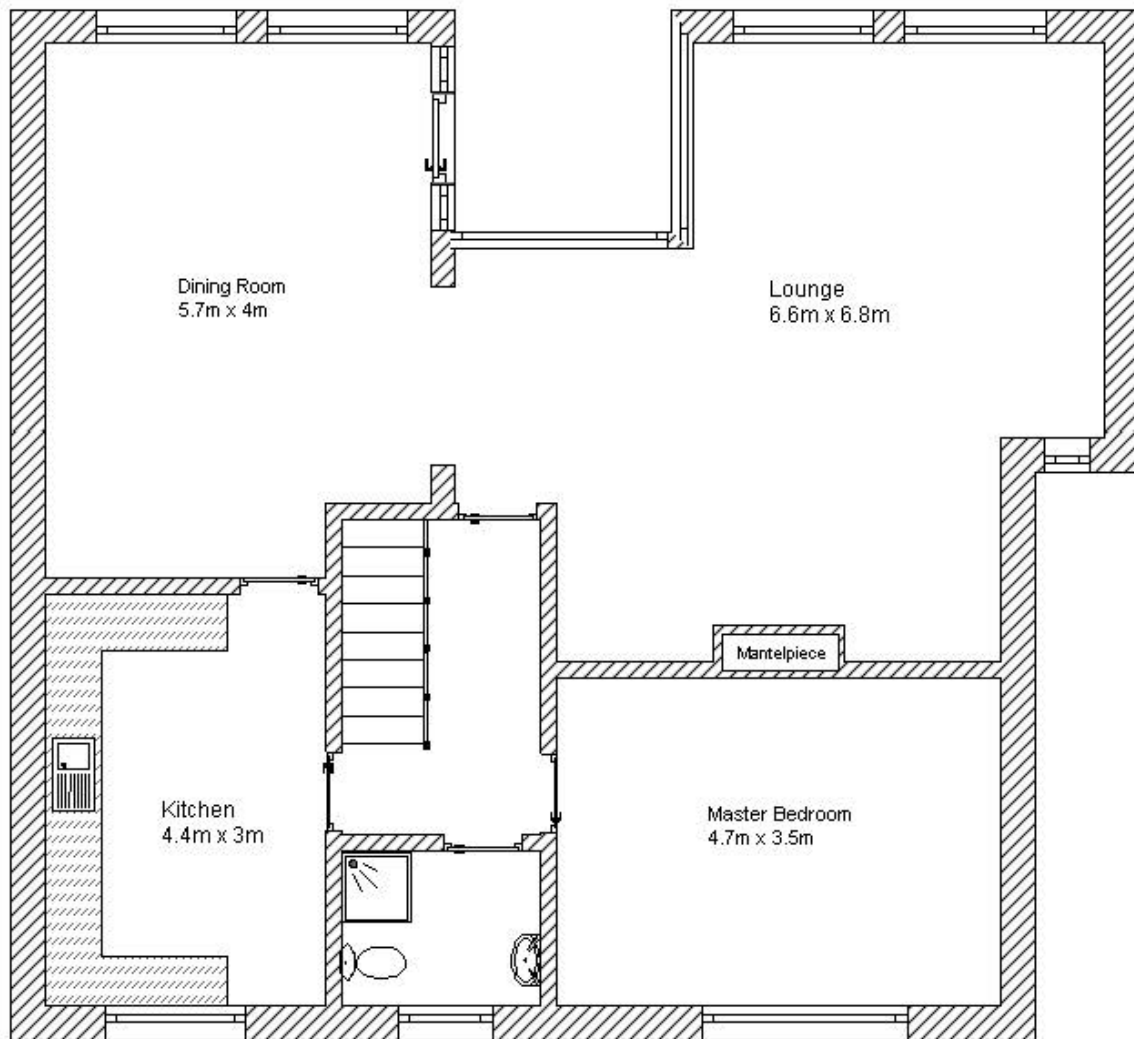
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

Hivernage House Ground Floor Plan



Hivernage House First Floor Plan



About L'Hivernage House

L'Hivernage House offers a rare opportunity to refurbish and enhance a substantial open market home in Sark. With its generous proportions, defined setting and long-term lease potential, the property is ideally suited to purchasers seeking a project with significant scope for improvement, to add value and create a bespoke island residence.

A traditional two-storey open market rendered block house extending to approximately 342m². The property provides an established layout but is now in need of refurbishment and modernisation, offering an excellent opportunity to create a comfortable and spacious family home tailored to individual requirements. The house benefits from surrounding garden areas and a degree of separation from neighbouring buildings, allowing for both privacy and flexibility in use.

The property is held in leasehold with an expiry date of 30th September 2079, along with the potential to negotiate an extension with the Lessors, enhancing its long-term appeal.

ACCOMMODATION COMPRISING

Site and Grounds

The house sits within a defined and clearly identifiable plot, as illustrated in the boundary plan, that complements the scale of the property. The grounds provide outdoor space surrounding the house with scope for landscaping and improvement.

Redevelopment Potential

The property offers significant scope for refurbishment and reconfiguration, presenting an excellent opportunity for an incoming purchaser to unlock its full potential.

Given its scale and existing layout, there is flexibility to reinstate the property as a boutique guest house or adapt it to suit alternative requirements, including the creation of a substantial private residence or multi-unit accommodation, subject to any necessary permission.

Condition

The property has been unoccupied for a prolonged period and now requires comprehensive modernisation and repair throughout. Prospective purchasers should be prepared to undertake a complete programme of refurbishment works in order to bring the property back into beneficial occupation.

A Rare Opportunity

Opportunities to acquire properties of this size with clear scope for redevelopment and value enhancement are limited within Sark. This represents a compelling opportunity for developers, investors, or purchasers seeking a substantial project to create a distinctive and valuable asset in a unique island setting.

Services

L'Hivernage House has mains electricity, shared borehole water and sealed septic tank.

Term

Leasehold expires 30th September 2079.

Property Tax

£1,862.40 per annum at the 2026 rate of £19.40 per quarter. The measurements of L'Hivernage House (94) and outbuilding (2) equate to 96 taxable Sark 'quarters'.

Viewing

Strictly by appointment only.

Possession

Available by arrangement.



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