



Victoria Street | Alderney | GY9 3TA

Price guide €425,000



Victoria Street | Alderney | GY9 3TA

An amazing opportunity to purchase a 5 bedroom Bed & Breakfast hostelry located in the heart of St Anne.

The property could also be used as a 4 bedroom, 2 bathroom unit with a 1 bedroom 1 bathroom apartment.

The interior decoration and fittings are immaculately finished and the property is in walk-in condition.



Ramblers Rest is a 5 bedroom bed and breakfast hostelry, recently totally refurbished to create a homely beach style B & B ideally positioned in the heart of the town.

The property could be used as a 4 bedroom, 2 bathroom unit with a 1 bedroom, 1 bathroom apartment, this apartment could be used as owners accommodation if running the property as a B & B.

The owners are now moving on and are handing over the property in pristine condition.

The house comprises of 5 bedrooms four double and one treble, three bathrooms, lounge, open plan dining room and kitchen.



The house, has a large roof terrace to the rear, which has access from the ground floor and the middle floor.

The property can be taken forward as a B&B or retained as a private residence.

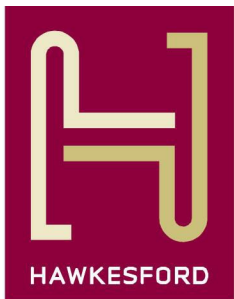
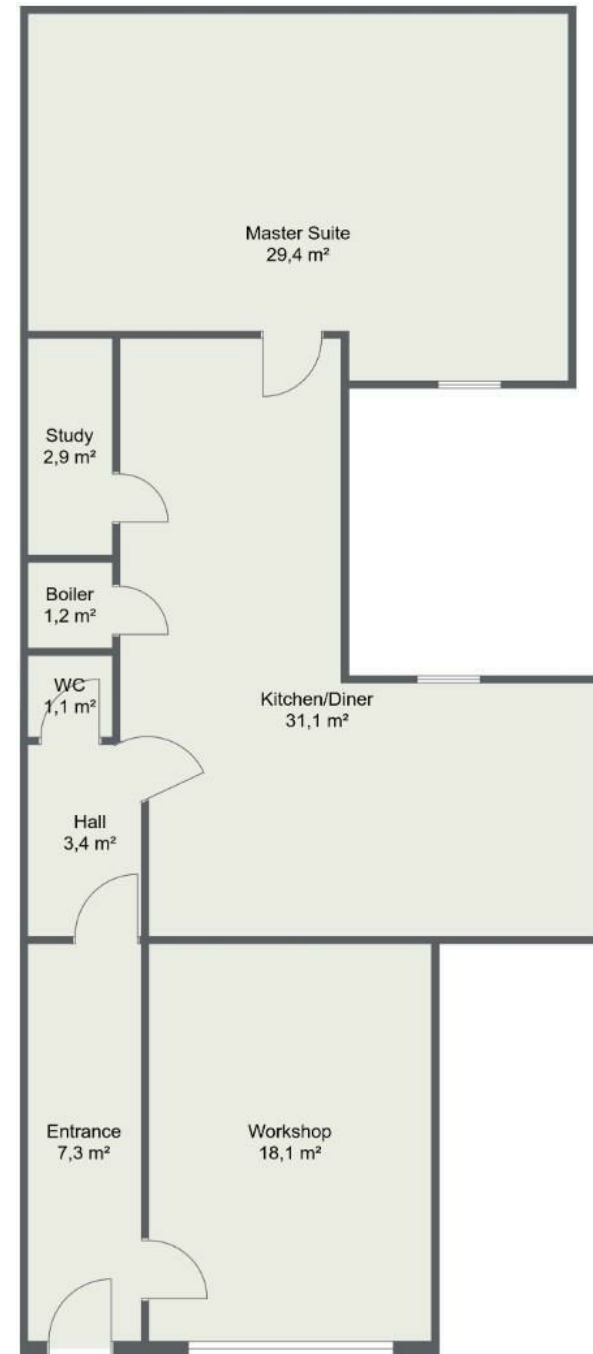
The property must be seen to be appreciated, in terms of the finishes and the homely feel to the house.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
 warwick@hawkesford.co.uk  
 01926 411 480 www.hawkesford.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.