Cranfields Property

MLS Number
1363









Church Hill House

6 Church Hill Lane, Sandys

$ 1,425,000



Gracious and historic, Church Hill House is a home filled with warmth and character. It stands proudly atop a rise in Somerset. Welcoming arms steps, and massive stone chimneys recall more than two centuries of one family's history. The home has been carefully maintained over time, with more recent updates to the kitchen, flooring, windows and doors.

Its elevated position historically allowed it to be both seen from the ocean and to command views of approaching ships at sea. The bright white roofs were a known landmark to this day for pilots and fishermen in "Sally Tucker's" anchorage – so named after the owner of the house at that time.

The main residence offers four bedrooms and two bathrooms across two levels. Its impressive cedar-beamed living room, large dining room and farmhouse-style kitchen (with fireplace and bread oven) create welcoming spaces for everyday family life. The lower floor - which is rich in historic character - offers two spacious bedrooms, a bathroom, laundry and a small kitchen area. The two generous, unexcavated storage rooms have potential for additional usable space.

There is a delightful, updated cottage with an original fireplace and a sleeping loft which provides the owner with rental income.

Set within a large established garden, the secure rear yard offers room for children and pets to play among mature trees and shrubs. Facing west, wide, covered verandahs capture cooling breezes and sweeping ocean views framed by the church spire and Daniel's Head.

Features

• Bedrooms	5
• Bathrooms	3
• View	Ocean
• SqFt	3,100
• Acreage	0.87 Acre
• ARV	$37,200, $18,000
• Land Tax	$1,244 pa
• Zoning	RES 1
• Year Built	1787
• Grade 1 Listed	
• Verandahs	2
• Fireplaces	4
• AC	
• Tanks	13,500 + 4,400 gals
• Well	toilets/washing
• Tented for termites 2023	
• PRC, Belonger, Bermudian	



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Room Sizes

Kitchen	15 x 13	Bedroom 1	15 x 13
Living room	31 x 18	Bedroom 2	13 x 18
Dining room	19 x 13	Bedroom 3	14 x 18
Verandahs	27 x 9	Bedroom 4	18 x 18
Laundry	6 x 6	Kitchenette	5 x 6

To the best of our knowledge, the information contained herein is accurate; however, we cannot guarantee that it is correct.
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