



Type: **Bungalow**

Location: **St. Marys**

Price: **£425,000**

Bedrooms: **3**

A DETACHED THREE-BEDROOM BUNGALOW, SITUATED IN POPULAR McFARLANDS DOWN, ENJOYING SEA VIEWS AND WITH THE BENEFIT OF GENEROUS GARDENS FRONT AND REAR.

THIS DOUBLE-GLAZED PROPERTY IS OFFERED FOR SALE IN FAIR DECORATIVE ORDER, ALTHOUGH WOULD BENEFIT FROM SOME MODERNISATION. THE PROPERTY HAS POTENTIAL, SUBJECT TO THE NECESSARY CONSENTS, FOR CONVERSION OF THE AMPLE ROOFSpace INTO ADDITIONAL ACCOMMODATION.

THE ACCOMMODATION COMPRISES GLAZED ENTRANCE PORCH, SPACIOUS RECEPTION HALL, THREE BEDROOMS, LOUNGE, BREAKFAST KITCHEN, CONSERVATORY, BATHROOM & SEPARATE WC. BOARDED ATTIC. OUTSIDE: GARDENS FRONT AND REAR. RANGE OF USEFUL OUTBUILDINGS / WORKSHOPS, AND GREENHOUSE.

UNEXPECTEDLY BACK ON THE MARKET

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Sandpiper is situated in McFarlands Down, a peaceful unmade residential road located approximately 1½ miles from Hugh Town, the tiny “capital” of St Mary’s with its shops, schools, banks, Post Office, harbour and many other amenities. The property is within easy walking distance of Bants Carn ancient village, a local beauty spot, and the small harbour at Pendrethen.

The property is situated on the north side of McFarlands Down, having a westerly aspect with sea views towards Tresco and St Helens.

Sandpiper has the benefit of uPVC double glazed windows throughout, and recently installed oil-fired “Stanley” cast-iron range cooker, which also supplies hot water and heating to the central hall. Sandpiper is offered for sale in fair decorative order, complete with carpets and curtains as fitted. Viewing recommended.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

Path through front garden to:

GLAZED PORCH 3.16m x 1.53m max (10'4" x 5'0"), enjoying sea views. Patterned vinyl flooring. Half glazed door with glazed side panel opening into:

SPACIOUS RECEPTION HALL, having two power points and telecom socket. Coved ceiling. Loft hatch. Large airing cupboard, providing ample linen storage and housing hot water cylinder with twin immersion heaters. Adjoining broom cupboard. Doors to:

BEDROOM ONE / LOUNGE 4.50m x 3.50m (14'3" x 11'6")

A bright double-aspect room with sea views across to Tresco, St Helens and Tean. Coved ceiling. Four power points, central ceiling light and two wall lights.

BEDROOM TWO 4.50m x 3.50m (14'3" x 11'6")

A bright double-aspect room, with partial sea views. Coved ceiling. Five power points and central ceiling light.

BEDROOM THREE / STUDY 3.49m x 2.26m (11'5" x 7'5").

Sea glimpse. Coved ceiling. Two power points and central ceiling light.

BATHROOM 2.18m x 1.64m (7'2" x 5'5")

Fitted with suite comprising low flush wc, pedestal wash hand basin and panelled bath with mixer shower over. Electric heated towel rail.

WC 2.18m x 1.20m (7'2" x 3'11")

Fitted with low level wc and pedestal wash hand basin. Wall mirror with shaver light. Dimplex fan heater and electric heated towel rail.

LOUNGE / SNUG 3.65m x 3.18m (12'0" x 10'5")

Having an open fireplace, with slate hearth and surround with wooden mantle. Six power points. Three wall lights. Open through to:

BREAKFAST KITCHEN 4.98m x 2.78m (16'4" x 9'2")

A bright and spacious kitchen / diner, with space for dining table and chairs in addition to the well fitted kitchen area, which has an ample range of oak-panelled wall and base units with cream coloured Melamine worksurfaces. Inset 1½ bowl sink unit, slot-in gas cooker with extractor over, and Stanley cast-iron range cooker, which also supplies hot water and space heating. Six power points and cooker socket. High level cupboard housing electricity meter and fuseboards.

Fluorescent ceiling lights. Door to back garden, and door to hall. Open through to:

CONSERVATORY 3.77m max x 2.74m max (12'5" max x 9'0" max)

Built in the mid 1990s, the conservatory has cavity block dwarf walls with upvc glazing above, under polycarbonate roof. Ceramic tiled floor. Two power points. Double doors to garden.

ATTIC

Accessed via drop down ladder from hatch in the hall, the attic has a useable floor area of approximately 10.50m x 3.50m (34'6" x 11'6"). The attic is part boarded, with electric light fitted.

OUTSIDE

To the front of the house is a pleasant garden, laid mainly to lawn, with hedged boundaries and vehicular driveway, providing off-street parking for several cars. Approximately 12m depth x 15m width.

The rear garden, which has an overall depth of approximately 25m, of which the first three quarters comprise ornamental garden, laid partly to lawn with mature shrubs, flowers and fruit trees. The rear section, separated from the remainder by gated fence and hedge, is largely uncultivated.

Plastic oil storage tank, propane cylinders and regulator and outside tap.

Within the rear garden are a number of outbuildings, all of single concrete block construction, with shallow pitched corrugated asbestos roofs. Power, light and water are connected. They comprise:

Workshop / Utility:	3.43m x 2.78m (11'3" x 9'2")
Store:	4.23m x 2.63m (13'11" x 8'7")
WC:	2.58m x 1.28m (8'6" x 4'2")

SERVICES

We understand that Telecom, mains electricity and mains water are all connected to the property. Drainage is private, to septic tank.

LOCAL AUTHORITY

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is assessed for Council Tax under Band "F", having a charge for the 2014 / 2015 year of £1,757.61. In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold.

VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

EPC

The EPC can be downloaded at:

<https://www.epcregister.com/searchReport.html?RRN=8044-7020-2679-4966-1992>





Notes

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

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