



Type: **Bungalow**

Location: **St. Marys**

Price: **£450,000**

Bedrooms: **3**

A SUPERBLY LOCATED DETACHED BUNGALOW, ENJOYING SEA VIEWS ACROSS ST MARYS HARBOUR, WITH PRIVATE GARDEN OPENING ONTO THE COAST PATH AND THOMAS PORTH.

Sunholme is in need of upgrading throughout, providing a blank canvas to allow a potential purchaser to create a fabulous beachside home to their own taste. The well-proportioned accommodation comprises front porch, reception hall, large lounge, dining room, kitchen, two double bedrooms, third bedroom / study, bathroom and wc. Rear sun porch and further wc. Outside: Raised terrace to the front, off-street car parking for several cars, small rear garden and separate front garden with beach access.

**NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

Sunholme is situated on Thomas Porth, a select residential area on the northern outskirts of Hugh Town, approximately 1/2 mile by road, or just a short walk along the coast path.

Probably built in the 1930s, Sunholme has a pleasant south-westerly aspect, and enjoys sea views across St Marys Harbour to the off-islands beyond. It occupies a generous plot, with rear garden and off-street parking. A large front garden is located on the opposite side of the access road, with pedestrian gate opening onto the coast path.

Now in need of upgrading throughout, Sunholme represents a rare opportunity for the discerning purchaser looking for a superbly-located detached property with wonderful sea views. The property has generous room sizes, enjoys excellent natural light, could readily be re-configured internally, and has great potential for conversion of the roofspace into additional accommodation, subject to the necessary consents.

Viewing essential to appreciate the potential this property offers.

## 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.

Steps up from the roadway to a concrete terrace, with uPVC door opening into:

**PORCH** 1.55m x 1.49m (5'2" x 4'11").

Gated path through front garden to covered **STORM PORCH**, having half-glazed uPVC door opening into:

**L-SHAPED RECEPTION HALL** 4.90m x 1.2m plus 4.80m x 0.9m (16'0" x 4'9" plus 15'9" x 3'0"), having shelved storage cupboard and loft access hatch, with drop down ladder.

**LOUNGE** 6.75m x 3.91m (22'2" x 12'10").

A good-sized living room, enjoying harbour views from the two large windows. Gas fire

**DINING ROOM** 5.21m x 3.26m max, 2.83m min (17'1" x 10'8" max, 7'10" min).

A double-aspect room with open fireplace. Doors to lounge, glazed rear porch and to:

**KITCHEN** 5.02m x 2.26m (16'6" x 7'5").

Large Belfast sink on plinth. Walk-in larder cupboard. Window overlooking rear garden. Range of fitted cupboards, one housing lagged hot water cylinder. Sliding door to hall.

**BEDROOM ONE** 3.90m x 3.33m (12'10" x 11'0")

A bright double bedroom enjoying harbour views. Fitted wash hand basin.

**BEDROOM TWO** 3.90m x 3.30m (12'10" x 10'11")

A bright double bedroom enjoying harbour views. Fitted wash hand basin.

**STUDY / BEDROOM THREE** 3.27m x 1.92m (10'9" x 6'4").

Fitted wash hand basin.

**BATHROOM** 2.27m x 1.50m (7'5" x 4'11")

Fitted with panelled bath and pedestal wash hand basin. Electric bar heater.

**WC** 2.27m x 0.88m (7'5" x 2'11").

Fitted with low-flush wc.

**REAR GLAZED PORCH** 2.35m x 1.75m (7'8" x 5'8").

A uPVC glazed porch opening onto the rear garden. Door to:

**WC** 2.35m x 0.90m (7'8" x 2'11").  
Fitted with low-flush wc.

#### **OUTSIDE**

Immediately to the front of the house, either side of the porch, are raised concrete terraces, formed over the rainwater storage tanks beneath.

On the opposite side of the access road is a **PRIVATE GARDEN**, having Pittasporum hedging on three sides and granite wall to the roadway. The garden, which measures approximately 12m x 15m (40ft x 50"), has direct pedestrian access to the coast path, shared with the adjoining garden. It is laid partly to lawn, with flower and shrub beds and borders.

To the rear of the house is a wedge shaped garden, rising up to a sandy bank which divides Sunholme from the neighbouring property. It is laid partly to lawn, with the sloped section of the garden overgrown and uncultivated. Within the garden there is a small timber shed (6ft x 4ft), storage space for the LPG cylinders supplying the gas fire, and the concrete base for a greenhouse, now removed.

To the left hand side of the property is a vehicular driveway, providing off-street parking for several cars.

Outside tap, coal bunker and propane cylinder for kitchen hob.

#### **SERVICES**

We understand that Telecom, mains electricity and mains water are all connected to the property. We understand that the mains water currently only supplies the kitchen, and that the remainder of the property is supplied by rainwater catchment stored in underground tanks below the raised front terrace. This is then pumped into a galvanised storage tank in the attic.

Drainage is private, to septic tank. This is situated on adjoining garden land, for which we understand there is a wayleave agreement reserved.

#### **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 "G", having a charge for the 2015 / 2016 year of £2,068.36. In addition, water is charged at the current rate.

#### **TENURE**

We understand the property is owned freehold, with no unusual covenants or restrictions.

#### **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=8625-7026-3030-8752-4922>





**Notes**



Sunholme

Thomas Porth St Marys Isles of Scilly

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