



Type: **House**

Location: **St. Marys**

Price: **£475,000**

Bedrooms: **4**

A WELL-PRESENTED DETACHED PROPERTY, OCCUPYING AN ELEVATED POSITION WITHIN HUGH TOWN, AND ENJOYING IMPRESSIVE SEA VIEWS. THIS LOW-MAINTENANCE PROPERTY OFFERS LIGHT AND AIRY CENTRALLY-HEATED ACCOMMODATION, WITH THE BENEFIT OF GARAGE, GARDEN AND BALCONY.

THE ACCOMMODATION COMPRISES COVERED PORCH, KITCHEN, LIVING ROOM, TWO GROUND FLOOR BEDROOMS, TWO ADDITIONAL FIRST FLOOR BEDROOMS AND FAMILY BATHROOM. OUTSIDE: ENCLOSED REAR GARDEN, 35 FT WIDE TERRACE, UTILITY / WORKSHOP AND SINGLE GARAGE.

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## DESCRIPTION AND LOCATION

High Steps is situated in a quiet, elevated part of Hugh Town, between Jerusalem Terrace and Garrison Lane, close to the many shops, restaurants, public houses, beaches, harbour and other amenities that the town offers, but away from the noise associated with a town centre location.

The property enjoys fabulous panoramic views across Hugh Town, stretching from Peninnis Head in the south to St Martins in the north. In particular, it overlooks St Marys Harbour, perhaps one of the most interesting views on the islands.

High Steps offers good-sized accommodation, and enjoys excellent natural light throughout. With its uPVC double glazed windows, plastic fascias and soffits, and modern oil-fired central heating, it should be a low-maintenance property, ideal as either a full-time home or holiday let / investment. Offered for sale complete with floor coverings and curtains as fitted, with no onward chain, viewing is highly recommended. Other items may be available by separate negotiation.

## 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.

The property can be approached from either Jerusalem Terrace or Garrison Lane. From Garrison Lane, a gated path leads through the garden down to half-glazed uPVC double-glazed door, opening into:

**COVERED AREA** 3.90m x 1.64m max, 1.0m min.

A very useful space for coats, shoes, pushchairs, etc, having a translucent tri-laminate polycarbonate roof and coat hanging space. Half-glazed door at the far end leading around the side of the house and down to Jerusalem Terrace. Stable door opening into:

**KITCHEN** 4.76m x 2.80m.

Fitted with an ample range of units in limed oak, with neutral-toned Formica worksurfaces incorporating a breakfast bar and inset 1½ bowl stainless steel sink unit. Tiled splashbacks. Appliances include Creda electric cooker with double oven, Indesit freezer and Zanussi fridge. Airing cupboard, housing factory-lagged hot water cylinder, and fitted with linen shelving. Under-counter Merlin oil-fired central heating boiler. Two ceiling spotlight units.

The kitchen is semi-open plan to the living room, maximizing natural light levels and allowing those in the kitchen to enjoy views across the harbour. The opening can be closed off by drawing the fitted blinds. Arch through to:

**LIVING ROOM** 6.08m x 3.24m plus 2.48m x 0.71m window bay

A bright dual-aspect room, enjoying a 135 degree view from Peninnis Head through to St Martins. Oak strip-plank flooring. Two radiators. Two ceiling lights. Ample power points, TV and Telecom sockets. Door to Balcony. Stairs to First Floor.

Glazed door from Kitchen opening into Inner Hall, with understairs cupboard off. Doors to:

**BEDROOM ONE** 4.11m x 3.23m

A dual-aspect room with views over Hugh Town and St Mary's Harbour. Radiator. Wash hand basin. Fitted double wardrobe.

**BEDROOM TWO** 3.13m x 2.81m

Dual-aspect. Radiator.

**BATHROOM** 2.14m x 1.67m

Fitted with a modern suite comprising close-couple wc, pedestal wash hand basin and panelled bath with Mira electric shower over. Respatex wall panels around bath and to dado height elsewhere. Chrome electric heated towel rail.

Stairs from the living room rise to:

**BEDROOM THREE** 6.92m max, 5.22m min x 3.37m, plus window bay 2.55m x 0.60m

A bright open-plan space, enjoying lovely sea views. Radiator. Three eaves storage cupboards. Triple spotlight unit.

**BEDROOM FOUR** 4.04m max, 3.25m min x 3.37m, plus window bay 2.54m x 0.60m.

Another bright room, again enjoying lovely sea views. Radiator. Two eaves storage cupboards. Triple spotlight unit. Subject to the necessary consents, the first floor accommodation could be re-configured into Master Bedroom with dressing room and en-suite, or possible two smaller bedrooms sharing a bathroom.

## OUTSIDE

On the Garrison Lane frontage is a **SINGLE GARAGE** 4.80m x 3.30m, of concrete block construction with pitched timber roof and corrugated asbestos covering. Up & Over aluminium vehicular door.

A gated path leads down past the garage to a **LAWNED AREA**, approximately 6.0m x 6.0m, having attractively planted borders and providing a sunny seating area with sea views across to Tresco and St Martins, and south to Peninnis Head. Steps lead up to a further planted area at the side of the garage. Subject to the necessary consents, and similar to the neighbouring property, this plated area and garage could be redeveloped into a Summer House, which again would enjoy the same fabulous views as the house.

Adjoining the access path is a useful **OUTBUILDING** 4.40m x 2.45m, having uPVC along one length affording harbour views. Electricity, water and drainage connected. Large Belfast sink. Space and plumbing for washing machine.

Running along the entire frontage of the house is a **BALCONY** 10.75m x 2.10m, again with fabulous sea views.

## SERVICES

We understand that Telecom, mains electricity, water and drainage are all connected to the property.

## 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 and sewerage are 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=8690-4524-5029-8897-8953>





## Notes



## High Steps

Jerusalem Terrace St Marys Isles of Scilly

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:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.