



Type: **Business Property**

Location: **St. Marys**

Price: **£650,000**

Bedrooms: **4**

A SUBSTANTIAL GRANITE-BUILT TERRACED HOUSE, DIVIDED INTO SPACIOUS AND STYLISH OWNER'S ACCOMMODATION TOGETHER WITH THREE SELF-CATERING HOLIDAY APARTMENTS.

FORMING PART OF THE TERRACE KNOWN AS "SCHILLER ROW", THIS ATTRACTIVE PERIOD PROPERTY IS SITUATED CLOSE TO ALL TOWN CENTRE AMENITIES & WITHIN EASY WALKING DISTANCE OF ST. MARY'S HARBOUR & LOCAL BEACHES. IN ADDITION TO THE DUPLEX OWNER'S APARTMENT, THE PROPERTY COMPRISES TWO ONE-BEDROOM APARTMENTS, TOGETHER WITH A STUDIO WITH SEA VIEWS. OUTSIDE: FRONT PATIO GARDEN, AND SMALL REAR YARD.

FOR SALE FULLY FURNISHED, WITH THE BENEFIT OF FUTURE BOOKINGS FOR THE 2018 SEASON.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Trelawney is situated on Church Street, a wide residential thoroughfare in the centre of Hugh Town. Forming part of Schiller Row, it was built in the Victorian era, originally as a grand private residence and latterly as a guest house, before being converted into self-catering apartments by the current owners in 2010.

The owner's apartment is unusually spacious by local standards, having large kitchen / dining room, fitted to a high standard, with airy first floor lounge and en-suite bedroom, together with laundry / utility room, office area and downstairs cloaks.

The letting apartments are equipped to a good standard, with comfort and ease of use in mind. All have well-fitted kitchens, quality furniture including leather sofas and oak/leather dining suites, freeview TV in both lounge and bedroom, and entertainment systems. The property has hard-wired broadband throughout, with access points in each flat giving wi-fi throughout.

The property has been developed into a successful holiday lettings business, with 2018 low/high season tariffs for the 1-bedroom apartments ranging from £340 to £560 per week, and £290 to £480 per week for the studio. For further letting and promotional information on the holiday apartments, see: <http://www.trelawney-ios.co.uk/Index.asp>.

We understand the apartments typically produce a gross income of approximately £36,000 per annum. Audited accounts will be made available to serious interested parties who have viewed the property.

The property is to be sold fully furnished & equipped. Viewing highly 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.

A wrought-iron gate opens onto a chequered tiled path leading to an impressive panelled wooden door, opening into:

STORM PORCH, with half-glazed door with stained-glass inserts, through to:

RECEPTION HALL, with Fire Alarm Panel. Stairs to upper floors. Door to:

FLAT ONE

INNER HALL, with several steps down to bedroom and door to:

KITCHEN 3.50m x 3.75m max, 2.91m min (11'6" x 12'4", 9'7" min).

Having a stripped & polished wooden floor, and fitted with an attractive range of cream coloured Shaker-style kitchen units, with contrasting solid wood worksurfaces and ceramic tiled splashbacks. Inset 1½ bowl stainless-steel sink unit, fan oven & ceramic hob, with canopy extractor over. Convector heater. Shelved recess with high-level cupboard over. Telecom socket. Door to:

SHOWER ROOM 2.41m x 0.73m (7'11" x 2'5").

Ceramic tiled floor, fully tiled walls, and fitted with a suite comprising close-coupled wc, vanity wash hand basin with cupboard under, and shower cubicle with sliding glazed doors and thermostatic shower fitted. Heated towel rail. Shaver socket. Mechanical ventilation.

Twin multipaned glazed doors open from the kitchen through to:

LOUNGE / DINING ROOM 4.63m x 3.67m plus bay window recess 2.08m x 1.16m (15'2" x 12'0" plus 6'9" x 3'10").

A highly attractive room, with high ceiling, and large bay window overlooking the front garden providing excellent natural

light. Stripped and polished floorboards, original chimney breast with modern flame-effect pebble heater on slate hearth, and alcoves either side having fitted cupboards with accent lighting above. Dado rail. TV socket and Telecom Point.

BEDROOM 4.31m x 3.82m (14'2" x 12'6").

A twin bedroom, having coved ceiling, four ceiling downlights and twin bedhead lights. Lockable back-to-back door through to owner's apartment.

Staircase with half-landing rising to **FIRST FLOOR LANDING**, providing access to:

FLAT TWO

RECEPTION HALL, through to:

LOUNGE 4.47m x 3.08m (14'7" x 10'1").

Large window overlooking Church Street, with additional borrowed light from kitchen through double glazed doors. Dado rail and alcove cupboard. Convector heater. TV and Telecom sockets.

KITCHEN / DINING ROOM 3.77m x 2.72m (12'5" x 9'0").

Enjoying good natural light from a large, south-facing window, stripped & polished wooden floor, and fitted with an attractive range of cream coloured Shaker-style kitchen units, with contrasting solid wood worksurfaces and ceramic tiled splashbacks. Inset 1½ bowl stainless-steel sink unit, fan oven & ceramic hob, with canopy extractor over. Integrated fridge. Slot-in dishwasher. Convector heater.

BEDROOM 2.78m x 3.29m max, 2.93m min (9'2" x 10'10" max, 9'7" min).

A double room, with window overlooking Church Street. Convector heater. Twin bedhead lights. Door to:

EN-SUITE SHOWER ROOM 1.96m x 1.43m max, 0.57m min (6'5" x 4'8" max, 2'0" min).

Ceramic tiled floor, fully tiled walls, and fitted with a suite comprising concealed cistern wc, pedestal wash hand basin with mirror, light & shaver socket over, and alcove shower cubicle with glazed door and thermostatic shower fitted. Heated towel rail. Mechanical ventilation.

Winder staircase to **SECOND FLOOR LANDING**, providing access to:

FLAT THREE

RECEPTION HALL, with eaves storage cupboard, through to:

STUDIO ROOM 4.72m max, 3.39m min x 6.30m max, 3.99m min (15'6" max, 11'2" min x 20'7" max, 13'0" min).

A light & airy loft-style studio apartment, enjoying dual aspect views south across Porthcressa Bay and north across St Marys Harbour to Samson, Bryher and Tresco beyond. Great character, with exposed roof timbers, and cleverly arranged accommodation around a central sleeping area. Fitted with a double bed, and having distinct dining and lounge seating areas, and L-shaped fitted kitchen, again in cream Shaker-style with solid wood worksurfaces. Window seat, and ample eaves storage cupboards.

EN-SUITE SHOWER ROOM 2.39m x 1.03m (7'10" x 3'5").

Ceramic tiled floor, half tiled walls, and fitted with a suite comprising close-coupled wc, vanity wash hand basin with mirror, light & shaver socket over, and corner shower cubicle with sliding glazed doors and thermostatic shower fitted. Ladder-style heated towel rail. Mechanical ventilation.

OWNER'S APARTMENT

The owner's apartment is accessed from Rams Valley at the rear of the property, via a pedestrian walkway under

Santamana, the house behind. Timber gate opening into rear yard, with half-glazed uPVC double-glazed door with side panel opening into:

UTILITY ROOM / LAUNDRY 2.59m x 1.78m (8'6" x 5'10").

Fitted with a range of kitchen base units, with beech effect Formica worksurfaces and wall cupboards over. Whirlpool commercial top-loading washing machine, and separate tumble dryer. Flotex carpet. Doors to kitchen /dining room, stairwell, and open to:

OFFICE 3.00m x 1.48m (9'11" x 4'10").

Fitted with a desk unit formed from Formica worktop, with drawers beneath and ample power points in above-desk trunking system. Ceramic tiled floor. Understairs cupboard. Door to:

CLOAKROOM 1.48m x 1.08m (4'10" x 3'6").

Having half-tiled walls, and fitted with close-coupled wc, corner basin, and pine bathroom cabinet. Airing cupboard with factory-lagged hot water cylinder, and slatted linen shelving.

KITCHEN / DINING ROOM 5.85m x 3.66m max, 3.40m min (19'2" x 12'0" max, 11'2" min).

A high-specification kitchen, fitted with an extensive range of wall and base units, having solid hardwood doors and drawer fronts, and incorporating quality carousels and pull-out larder unit., Solid granite worksurfaces incorporating drainer and stainless steel inset bowl. Integrated Miele dishwasher. Six-ring stainless steel range cooker, with stainless steel splashback and extractor over. Ample power points. Ten ceiling downlights and under-pelmet lighting. Ceramic tiled floor. Large skylight. Convector heater. Back-to-back door to Flat One.

STORE 2.08 x 1.46m (6'11" x 4'10").

Fitted with floor to ceiling shelving. uPVC door opening onto Enclosed Yard. Compartment staircase rising to:

LOUNGE 4.74m x 4.55m (15'6" x 15'0"), including stairwell.

A bright and stylish room, having vaulted ceiling with exposed roof timbers, and flooded with light from four Velux roof windows. Two hanging ceiling lights, with accent wall lighting. Glass and stainless steel balustrade to stairwell. Oak flooring. Ample power points, TV and Telecom sockets. Panelled door to:

BEDROOM 4.04m x 3.09m max, 2.68m min (13'3" x 10'2" max, 8'9" min).

Central ceiling light and twin bedhead lights. Electric convector heater. Ample power points.

EN-SUITE SHOWER ROOM

Fully tiled walls, and fitted with a suite comprising close-coupled wc, wall mounted wash hand basin with mirror, light & shaver socket over, and double-width cubicle with sliding glazed doors and thermostatic shower fitted. Heated towel rail.

OUTSIDE

Attractive patio garden to the front of the property, having granite walled boundaries with wrought-iron railings around. The garden is predominantly paved, and planted with palms, succulents and Agapanthus.

The rear yard has a timber-decked finish, with open-fronted covered store, outside tap, and regulator for LPG cylinder (supplying the range cooker).

We understand Trelawney enjoys a right of way over the neighbouring (rear) property.

SERVICES

The property is connected to mains electricity, water & sewerage.

LOCAL AUTHORITY

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

The holiday flats are assessed to Business Rates, whilst the Owner's Apartment is assessed to Council Tax, as follows:

	Holiday Flats	Owners Apartment
Billing Authority Reference:	80121	10039
Category Code:	131 – Holiday Homes (Self Catering)	na
Rateable Value / Band:	£7,800 per annum	Band "B"
Payable 2016/17:	£1,001.12	£1047.03

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.







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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