



Type: **House**

Location: **St. Marys**

Price: **£349,500**

Bedrooms: **2**

A GRADE-II LISTED, TRADITIONAL SCILLONIAN COTTAGE, CENTRALLY SITUATED WITHIN HUGH TOWN. PARKSIDE FORMS PART OF ONE OF THE ISLAND'S PRETTIEST TERRACES, HAVING A SUNNY, SOUTH-FACING ASPECT OVERLOOKING THE PARK, WITH THE BENEFIT OF A COURTYARD GARDEN AND GARAGE.

THE ACCOMMODATION COMPRISES RECEPTION LOBBY, LOUNGE, DINING ROOM, INNER HALL, KITCHEN, SHOWER ROOM AND TWO BEDROOMS. SMALL PATIO TO THE FRONT, AND ENCLOSED REAR COURTYARD WITH UTILITY ROOM AND GARAGE ADJOINING.

NEW INSTRUCTION

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Parkside is situated in the heart of Hugh Town, overlooking the small park, and within a short walk from the banks, shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers. The popular Porthcressa and Town beaches are both within a minute's walk of the property.

Parkside is a traditional, double-fronted granite cottage, offering bright accommodation of much character, with its beamed ceilings, sliding sash windows and exposed granite internally. The property previously had planning permission for a first floor extension (now lapsed) for a first floor extension to accommodate an upstairs bathroom. Subject to the necessary consents, we see no reason why a similar scheme could not be carried out.

The property is now offered for sale, complete with all carpets and curtains as fitted, and with the main kitchen appliances and white goods included. An ideal second home, letting investment, or indeed as a main residence. 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.

Gated path through front patio. Panelled hardwood door opening into:

RECEPTION LOBBY 1.44m x 0.77m

Understairs cupboard, also housing the electricity meter and consumer unit. Open through to:

DINING ROOM 3.64m x 2.74m

Having open beamed ceiling, and exposed granite on two walls. South-facing sash window overlooking the park. Telecom socket. Door to:

INNER HALL, leading to:

LOUNGE 3.64m x 3.73m

A room with great cottage character, having exposed granite chimney breast with log storage alcove and fitted with Morso cast-iron multifuel stove. The front wall is also in exposed granite, with south-facing sash window overlooking the park. TV aerial socket.

KITCHEN 3.15m max, 2.70m min x 2.90m

A bright, well-proportioned kitchen fitted with a range of modern wall and base units in beech, with granite-effect Formica worksurfaces and tiled splashbacks. Inset single bowl stainless steel sink unit. Slot-in Zanussi double oven electric cooker with ceramic hob. Fluorescent ceiling light and electric heated towel rail. Door to rear yard, and to:

SHOWER ROOM 2.61m x 1.20m

Having sealed vinyl flooring, fully tiled on three walls, and fitted with suite comprising vanity wash hand basin with cupboards under, close-coupled wc and corner shower cubicle with sliding glazed doors and Mira electric shower. Access to small roofspace.

Stairs rise from the Inner Hall to:

FIRST FLOOR LANDING, with loft access. Within the loft is the hot water cylinder with immersion heater. Access to:

BEDROOM ONE 3.62m x 3.39m

A dual aspect room, with windows front and rear. Window seat overlooking the park. Beamed ceiling. Two cupboards, and fitted double wardrobe. Telecom socket.

BEDROOM TWO 3.57m x 2.81m

South-facing sash window overlooking the park, with cupboards under. Beamed ceiling. Cupboard.

OUTSIDE

To the front of the property is a small, sunny patio garden, having low level boundary walls with integral planting. A central seating area is flanked by bay trees, and planted with fuschias and other attractive flowers and shrubs.

To the rear of the house is a walled patio garden, having planted borders, and with gated access out onto Thorofare. Outside tap. Coal bunker and plastic log store. Within the rear garden is the:

UTILITY ROOM 1.97m x 1.83m.

Fitted with a useful workbench, and having washing machine, tumble dryer and freezer.

GARAGE 4.48m x 2.39m

Having pedestrian door to rear yard, up & over vehicular door to Thorofare. Power and light connected.

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 "F", having a charge for the 2016/2017 year of £1,859.22. In addition, water and sewage are charged at the current rate.

TENURE

We understand the property is owned freehold.

EPC

The property is EPC exempt, on account of its Grade-II listed status.







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:

- (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.