



Type: **House**

Location: **St. Marys**

Price: **£525,000**

Bedrooms: **3**

BRINGING THE COUNTRY INTO THE TOWN - A SECLUDED DETACHED RESIDENCE, OCCUPYING A PRIVATE ELEVATED SITE WITHIN HUGH TOWN. WINDRUSH ENJOYS COMMANDING VIEWS OVER HUGH TOWN, ST MARYS HARBOUR AND PORTHCRESSA BAY, AND WONDERFUL MULTI-LEVEL GARDENS, LANDSCAPED OVER A TWENTY-YEAR PERIOD BY THE PRESENT OWNER.

THE BEAUTIFULLY PRESENTED ACCOMMODATION IS LIGHT AND AIRY THROUGHOUT, AND COMPRISES RECEPTION LOBBY, KITCHEN / DINING ROOM, LOUNGE, CONSERVATORY, UTILITY ROOM, TWO BEDROOMS, LARGE FAMILY BATHROOM, THIRD BEDROOM / OFFICE AND SHOWER ROOM. OUTSIDE: ATTRACTIVE AND SECLUDED MULTI-LEVEL GARDENS WITH ORNAMENTAL POND, OUTBUILDING, GREENHOUSE AND GARDEN STORE. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Windrush is situated on Church Road, behind the Parish Church, enjoying a sunny Westerly aspect with commanding views across Hugh Town. Because of its elevated position, it is not overlooked by any neighbouring properties, and is therefore perfect for anyone looking for a quiet, secluded home, yet within a few minutes walk of the amenities of Hugh Town.

Originally built in the late 1950's, the property was bought by the present owners over twenty years ago, and heavily extended and modified to create the desirable residence it is today. In the intervening years, they have devoted much time landscaping and planting the grounds to create the wonderful gardens now on show.

With its elevated position, it enjoys excellent natural light throughout and yet, being tucked into the western slope of the hillside, is protected from the worst of the east and north winds.

The property enjoys night storage heating, connected to the Economy 7 tariff, supplemented by a multi-fuel cast-iron stove in the lounge.

Offered for sale, with no onward chain. 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.

The property is approached from the left hand side of the Parish Church. A pathway leads up through the garden to a slate terrace, providing access to:

RECEPTION PORCH 2.48m x 0.98m

Fitted with cloaks cupboards with double pine louvre doors. Half-glazed door to:

KITCHEN / DINING ROOM

A bright, open-plan room fitted with oak flooring throughout, and having views across St Marys harbour.

Kitchen Area 3.58m x 2.47m

Fitted with an extensive range of wall and base units, incorporating a breakfast bar, having solid oak door and drawer fronts. Glazed display units and plate rack. White worksurfaces, with inset deep stainless steel sink unity. Integrated appliances include Neff stainless steel single fan oven, De Longhi ceramic hob with stainless steel canopy extractor over, fridge and freezer. Tiled splashbacks with decorative frieze. Two ceiling downlights and pelmet lighting above sink.

Dining Area 3.58m x 3.08m

A light and bright area, with harbour views. Night storage heater. Six ceiling downlights. Gallery rail with step up to:

LOUNGE 3.18m x 3.38m plus 2.92m x 0.95m

A large room, with picture window allowing sea views and good natural light. Matching oak flooring. Granite fireplace and hearth, with inset cast-iron multifuel stove. Night storage heater. Three wall lights. Fully glazed door to conservatory.

Door to:

INNER HALL 2.93m x 1.75m including stairwell.

Oak floor. Night storage heater. Understairs cupboard. Doors to:

BEDROOM THREE / OFFICE 3.11m x 2.61m

A double aspect room, fitted with two cupboards / wardrobes. Sliding patio doors to conservatory.

UTILITY ROOM 2.31m x 1.82m max, 1.46m min.

Fitted with worksurfaces along one wall, with space and plumbing for washing machine and tumble dryer. Half-glazed door to outside. Door to:

SHOWER ROOM 3.03m x 1.45m

Fitted with a suite comprising low flush wc, hand wash basin and corner shower unit with Triton electric shower. Half-tiled walls (fully tiled in shower) with decorative border. Two windows. Shaver light.

CONSERVATORY 4.93m x 2.33m

A bright, south-facing uPVC conservatory with Oak floor. Muslin netting fitted as a sunscreen to the polycarbonate roof. Lovely outlook over a particularly attractive area of garden. Glazed double doors to terrace.

A winder staircase rises from the inner hall to:

FIRST FLOOR LANDING 3.15m x 2.28m

A generous size landing, having good natural light from a large window. Large linen storage cupboard. Window seating with integral storage. Access to:

BEDROOM ONE 3.79m x 3.60m

A bright and well-proportioned room having large window overlooking St Marys harbour. Additional Velux roof window. Night storage heater. Eaves cupboard.

BEDROOM TWO 4.27m x 2.92m plus 1.40m x 0.91m.

A triple aspect room, again with wonderful natural light, overlooking Porthcressa Bay and the garden. Night storage heater. Airing cupboard with factory-lagged hot water cylinder with timed immersion heaters (one on E7 tariff). Eaves storage. Window seat with integrated storage under. Loft hatch.

BATHROOM 3.08m x 2.35m plus 1.36m x 0.95m

A spacious bathroom, having fully tiled walls in a blue & white colour scheme, with decorative tiled motifs. Fitted with a suite comprising panelled bath, concealed cistern wc, bidet, vanity wash hand basin with built-in cupboards and double-width shower cubicle with Mira electric shower fitted. Fan heater. Natural and mechanical ventilation. Electric heated towel rail.

OUTSIDE

Windrush occupies extensive, terraced gardens, over five levels. The lowest level, which is screened behind Pittasporum hedging, is used as a vegetable garden, and includes a **GREENHOUSE** (8ft x 8ft) and **GARDEN STORE** (7'6" x 6'6").

Outside the conservatory is an attractive and secluded south-facing terrace, with steps up to a small ornamental garden area with gazebo seating and ornamental pond. Lovely rooftop views across to Porthcressa Bay.

Generally, the gardens are heavily planted with shrubs flowers and palms, many native to southern Africa. Notable examples include a New Zealand Flame Tree, Agave Cactus, Strawberry Tree, Silver Tree, Aeonium, Day Lilies, Hottentot Figs and Pelargoniums. The northern fringes of the garden are planted with mature Pittasporum hedges, Elms and Dracaena Palms.

Built into the hillside behind the house is a useful **GARDEN OUTBUILDING** (3.46m x 3.44m), having block walls with a lean-to corrugated roof over. Interestingly, the remains of an original early 19th century cottage are apparent at the rear of the outbuilding, including the large granite fireplace.

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 "E", under Local Authority reference 10054, having a charge for the 2017 / 2018 year of £1,645.33. In addition, water and sewerage are charged at the current rate.

TENURE

We understand the property is owned freehold, subject to the following covenant, imposed by the Duchy of Cornwall:

"Not at any time hereafter to carry on any trade business or manufacture on the said property or within any building for the time being thereon nor to use the same for any purpose whatsoever other than as a private single dwellinghouse and garden in the occupation of one family"

We have had discussions with the Duchy of Cornwall who have indicated, subject to the agreement of terms, for temporary relaxation of this restriction to allow seasonal holiday lettings ancilliary to the principal use as a single private dwelling.

In addition, structural and external alterations to the property are subject to architectural control by the Duchy of Cornwall.

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=8533-7124-5730-4144-2902>







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;
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