



Type: **House**

Location: **St. Marys**

Price: **£445,000**

Bedrooms: **3**

A DELIGHTFUL GRADE-II LISTED GRANITE COTTAGE, CENTRALLY SITUATED WITHIN HUGH TOWN AND ENJOYING A VIEW ACROSS ST MARYS HARBOUR TOWARDS THE LIFEBOAT SLIP. FO'C'STLE FORMS PART OF ONE OF THE ISLAND'S PRETTIEST TERRACES, AND HAS BEEN RUN FOR MANY YEARS AS A SUCCESSFUL HOLIDAY LET.

THE ACCOMMODATION COMPRISES LARGE LOUNGE, DINING ROOM, KITCHEN, UTILITY, GROUND FLOOR WC, THREE BEDROOMS AND BATHROOM. SMALL PATIO TO THE SIDE OF THE COTTAGE. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Fo'c'stle is situated in the heart of Hugh Town, close to "The Bank", a town centre square literally yards from the Quay. The Atlantic slipway opposite perfectly frames a view of St Mary's Harbour, with views across the water towards the Lifeboat slip.

The property is within a short level walk of 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 couple of minutes walk of the property.

Fo'c'stle is a traditional, double-fronted granite cottage, offering well-proportioned accommodation of much character, with its beamed ceilings, sliding sash windows and exposed granite internally.

The property is now offered for sale for the first time in over 40 years, complete with all furniture, carpets and curtains as fitted (save for a number of personal effects), 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.

Panelled door opening into:

DINING ROOM 4.58m x 3.70m including stairs

A room of much character, having open beamed ceiling, exposed granite walls and large granite open fireplace with slate hearth. Window seat. Ceramic tiled floor. Four lantern style wall lights. Stairs to first floor.

Door to:

LOUNGE 5.51m x 3.44m.

A bright, well-proportioned room having two windows to Hugh Street, one with window seat. Feature granite fireplace (decorative only). Exposed beamed ceiling. Two lantern-style wall lights. BT socket & TV aerial point.

Door from dining room into rear lobby, with understairs storage cupboard. Steps up to:

KITCHEN 4.51m x 1.95m, reducing to 1.59m.

A well-lit galley kitchen, having high vaulted ceiling with three Velux roof lights. Fitted with an ample range of wall and base units in beech-effect veneer, with granite-style Formica worksurfaces. Inset stainless steel sink unit. Fitted appliances including single electric fan oven, ceramic hob and canopy extractor over. Slot-in dishwasher, washing machine and fridge with freezer compartment. Breakfast bar with bar stools. Ceramic tiled floor. Ample power points. Half-glazed door to patio. Multipaned glazed door to:

UTILITY ROOM 2.04m x 1.40m

Ceramic tiled floor. Airing cupboard housing factory lagged hot water cylinder with immersion heater.

WC 1.23m x 1.16m

Fitted with a close-coupled wc and wall-mounted wash hand basin. Mechanical ventilation.

Stairs rise from the dining room to the **FIRST FLOOR LANDING**, leading to:

BEDROOM ONE 3.86m x 2.95m plus 0.95m x 0.87m

A bright and airy room, having two windows overlooking the slipway, both with upholstered seats. Ample storage space in two double and one single wardrobes, together with twin alcove cupboards. Wash hand basin.

BEDROOM TWO 3.65m x 2.74m

Having upholstered window seat overlooking the slipway. Two fitted wardrobes with vanity wash hand basin between.

BEDROOM THREE 2.95m x 2.87m

Again having upholstered window seat overlooking the slipway. Fitted double wardrobe. Wash hand basin.

A few steps up from the landing is the:

BATHROOM 3.17m x 1.43m

Having fully tiled walls, and tiled floor, and fitted with a suite comprising close coupled wc, vanity wash hand basin with cupboard under, and semi-sunken bath with Mira electric shower over. Wall-mounted Dimplex fan heater, and chrome electric heated towel rail. Two windows.

OUTSIDE

To the front of the property is a planted border, with raised plinth decorated with ornamental plant pots.

To the right hand side of the cottage is a small **PATIO**, random slate paved, with gate out onto a pedestrian passageway. Picnic table and bench seating.

HOLIDAY LETTINGS

The property is successfully run as a holiday lettings business, achieving excellent Tripadvisor Reviews. Weekly tariffs range from £730 per week low season to £1,360 per week high season, with gross income in the region of £20,000 per annum. Full accounts will be provided to seriously interested applicants who have viewed the property. For further information, see <https://www.holidaylettings.co.uk/rentals/hugh-town/20619> or https://www.tripadvisor.co.uk/VacationRentalReview-g1936976-d2112287-The_Fo_c_stle-Hugh_Town_St_Mary_s_Isles_of_Scilly_England.html

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", having a charge for the 2017/2018 year of £1,645.33. 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.

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



Fo'c'stle

The Bank 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:

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