



Type: **House**

Location: **St. Marys**

Price: **£550,000**

Bedrooms: **3**

A SUBSTANTIAL DETACHED PROPERTY, HAVING AN EXCELLENT LOCATION ON THE OUTSKIRTS OF HUGH TOWN, ENJOYING SEA VIEWS AND ARRANGED AS A TWO BEDROOM HOUSE WITH SELF-CONTAINED ONE-BEDROOM APARTMENT.

The accommodation comprises:

House: Porch, reception hall, lounge, dining room, kitchen, glazed porch / utility room, two double bedrooms (one with en-suite shower room and walk-in wardrobe), separate shower room. Undercroft boiler room / store.

Flat: Kitchen / Dining Room, lounge, twin bedroom, bathroom.

Outside: Gardens to the front and side, off-street parking for several cars. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Jacksons Hill is a private cul de sac situated on the edge of Hugh Town, close to the ever popular Porthmellon Beach. The shops, banks, restaurants, Post Office, harbour and many other amenities the town offers are just a 5-10 minute walk away.

Cornerways is a surprisingly spacious detached residence, situated at the junction of Jackson's Hill and Moorwell Lane. It has well-proportioned rooms offering bright and airy accommodation. The property has modern uPVC double glazing throughout, and is heated by an oil-fired central heating system.

The self-contained flat is situated on the lower floor of the property, and has been run for many years as a successful holiday letting unit, having a Four Star Gold Award grading, reflecting the quality of the accommodation. It is being sold fully furnished & equipped, and produces a gross annual income of around £9,800 based on weekly tariffs ranging from £415 to £515. These tariffs are lower than we would expect for accommodation of this size and quality, and suggest the income could be increased accordingly.

In summary, a well-located home & income, with the benefit of sea views. 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 vehicular ramp leads down from Jackson's Hill to a level, off-street parking area.

uPVC glazed door with glazed side panel opening into a **PORCH**, with fitted wall shelving. Glazed door opening into:

RECEPTION HALL, L-shaped, having radiator. Pine tongued & grooved ceiling. Airing cupboard, having fitted linen shelving and housing two factory-lagged hot water cylinders with timed immersion heaters. Door to stairs leading down to letting flat. Stairs to upper floor.

MASTER BEDROOM 4.43m x 3.06m

Having fitted units around the bed, comprising twin chest of drawers with high level cupboards over. Radiator. Concealed doors to:

EN-SUITE SHOWER ROOM 2.55m x 1.46m

Fitted with a fully-tiled, double-width shower cubicle, having sliding glazed doors and electric shower. Concealed cistern wc, and basin in vanity unit. Designer towel rail. Large wall mirror with pelmet lighting over. Natural and mechanical ventilation.

WALK-IN WARDROBE 1.81m x 1.46m

Fitted with an automatic light, controlled by the door opening, and having substantial clothes storage with hanging rails and shelving.

BEDROOM TWO 4.09m x 2.81m

Fitted skeleton wardrobe and additional high-level storage. Radiator.

SHOWER ROOM 1.73m x 1.12m max, 0.71m min

Having fully tiled walls, and fitted with a suite comprising corner wash hand basin, low flush wc and compact corner shower with curtain rail and electric shower unit. Fan heater. Shaver light. Natural ventilation.

GLAZED PORCH / UTILITY 3.78m x 1.90m

A useful room, having space and plumbing for washing machine and tumble dryer. Sliding door out into side garden.

From the reception hall, a half-flight of stairs leads up to:

DINING ROOM 4.60m x 2.49m

Radiator. Twin display cabinets built into wall recess. Nine LED downlights.

KITCHEN 4.65m x 2.40m

A bright room, having large window with sea views, and fitted with an ample range of modern wall and base units in ivory coloured laminate, with beech effect Formica worksurfaces. Fitted appliances include Neff double electric fan oven and extra wide ceramic hob with stainless steel splashback and chimney extractor over. 2½ bowl stainless steel sink unit. Bosch freestanding fridge freezer. TV on wall bracket. Fluorescent ceiling light.

LOUNGE 5.63m x 4.49m

A bright, double-aspect room, with large full-height picture window providing sea views across Porthmellon Bay. Exposed granite chimney breast with inset coal-effect electric fire. Twelve LED downlights, and four wall uplighters. Radiator.

Cornerways Flat

The flat can be accessed from within the house, via a half-flight of steps down from the reception hall, or via its own private entrance at the front of the property.

Half-glazed uPVC stable door opening into:

BREAKFAST KITCHEN 3.01m x 2.65m plus door recess.

Fitted with an ample range of cream coloured wall and base units in modern Shaker style, with beech effect Formica worksurfaces with inset stainless steel sink. Patterned tiled splashbacks. Fitted appliances include single electric fan oven and ceramic hob with canopy extractor over. Whirlpool fridge freezer and slot-in Hotpoint dishwasher. Window affording a sea glimpse. Four ceiling downlights. Radiator. Vinyl floor covering. Door to:

INNER HALL, with useful storage cupboards. Staircase to upper floor. Access to:

LOUNGE 5.61m x 3.05m

Sea views. Radiator.

TWIN BEDROOM 3.80m max, 3.34m min x 2.92m

Having a sea glimpse. Fitted double wardrobe. Radiator. Wall-mounted TV.

BATHROOM 2.19m x 2.25m

A bright room, fitted with a corner bath, close-coupled wc, wash hand basin and glazed shower cubicle with thermostatic mixer shower. Wall-mounted fan heater. Shaver light. Half-tiled walls (fully tiled in shower cubicle). Electric heated towel rail. Cupboard housing compact washing machine and tumble dryer. Mechanical and natural ventilation.

OUTSIDE

The property occupies a sloping site, and has various parking / garden / patio areas at different levels.

To the rear (upper side) of the house is a parking area and entrance way. Steps lead down the side of the property to a private patio area, screened from Jacksons Hill by Pittasporum hedging, a palm tree and mature shrubs and plants including Fuschia and Hebe.

Steps continue down to a patio area in front of Cornerways Flat, again screened by mature shrubs including Hydrangea and Camelia, and a bed of Agapanthus.

Vehicular double gates at the junction of Moorwell Lane and Jackson's Hill open onto a gravel parking area, with further gates opening onto additional car parking space at the Moorwell Lane side of the house. Subject to the necessary consents, this side area would be suitable for a garage, or indeed a house extension including a balcony at first floor level.

Accessed from this area is:

UNDERCROFT STORE 4.50m x 3.0m

Having limited head height, but useful storage space.

BOILER ROOM / STORE 4.30m x 3.0m

Having full standing head height, with power and light connected. Trianco Eurostar oi-fired central heating boiler, with programmer.

At the far end of the side car parking area is a timber staircase rising up to the back of the property. Plastic oil storage tank and outside tap.

SERVICES

We understand that Telecom, mains electricity, mains water and mains 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", under reference 10680, having a charge for the 2018 / 2019 year of £2,380.43. In addition, water is charged at the current rate.

The letting flat is assessed to business rates, having a rateable value of £2,600 per annum. For many prospective purchasers, this would qualify for Small Business Rates Relief, currently resulting in a nil assessment. In addition, water is 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

Band "E". The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=8208-7521-6750-8085-9906>





Notes



Cornerways

Jackson's Hill 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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