



Type: **Bungalow**

Location: **St. Martin**

Price: **£450,000**

Bedrooms: **4**

A LARGE CHALET BUNGALOW WITH TWO HOLIDAY LETTING UNITS, SET IN EXTENSIVE MATURE GARDENS AND ENJOYING SEA VIEWS ACROSS TO ST MARYS AND THE EASTERN ISLES.

WHILST THE PROPERTY IS CURRENTLY IN NEED OF UPGRADING THROUGHOUT, IT OFFERS THE PROSPECTIVE PURCHASER THE OPPORTUNITY TO CREATE A FABULOUS HOME, WITH INCOME, ON THE IDYLIC ISLAND OF ST MARTINS.

THE ACCOMMODATION COMPRISES GLAZED PORCH, KITCHEN / DINING ROOM, LOUNGE, CONSERVATORY, FOUR BEDROOMS AND BATHROOM. OUTSIDE: EXTENSIVE MATURE GARDENS, HAVING TWO TWO-BEDROOM HOLIDAY CHALETs AND USEFUL OUTBUILDINGS, SHEDS AND GREENHOUSES. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

St Martin's, one of four inhabited "off-islands", offers the potential purchaser an environment and lifestyle few places can match, with virtually no road traffic, crime or pollution. During the summer there are frequent boat services to the other islands, and even in the winter there is a regular service to the main island, St Mary's. St Martins is renowned for its spectacular un-spoilt beaches as well as for its breath-taking cliff walks.

Situated towards the Eastern side of Higher Town, Menawethan is a timber-frame bungalow built in the early 1950s, occupying an elevated position with sea views across to the Eastern Isles and St Marys. Keen gardeners will be delighted by the extensive gardens, planted with an abundance of trees, shrubs and flowers. Menawethan was the first off-island property to be connected to mains electricity in 1986; a slate plaque records the moment when HRH Prince Charles first commissioned the system.

Two self-contained holiday chalets are situated within the gardens, each offering two bedrooms – a very useful income stream attached to the main house.

The local shop / Post Office is within 200 metres of the property, whilst other island amenities include the island bakery, Sevenstones public house, Karma hotel, school, two churches, Astroturf tennis court and community centre. The most recent addition is an observatory – the first for Scilly.

In summary, an unusual opportunity to acquire a home, with income, on the beautiful 'off island' of St Martin's. 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 House

A pedestrian path leads through the garden, via a short flight of timber steps up to:

#### **GLAZED PORCH** 3.30m x 2.05m

A modern porch, having uPVC double-glazed fenestration with tri-laminate polycarbonate roof. Sea views. Pale laminate planked flooring. Fully glazed door to:

#### **OPEN-PLAN KITCHEN / DINING ROOM**

A bright and spacious kitchen & dining area, ideal for entertaining, with the kitchen separated from the dining space by a peninsula unit.

#### **DINING AREA** 4.23m x 3.45m

Light and airy dual aspect accommodation, enjoying sea views.

#### **KITCHEN** 5.60m x 2.60m plus recess

Having three windows on two sides, and thus enjoying good natural light. Fitted with a large range of wall and base units in pale laminate, with wooden trims, and beech effect Formica worksurfaces. Inset stainless steel sink unit. "Beko" electric cooker. Space and plumbing for washing machine. Recess, ideal for fridge/ freezer.

From the dining room, concealed sliding doors open into:

#### **LOUNGE** 4.71m x 3.57m max, 2.67m min

Again, enjoying sea views, and benefitting from good natural light. Two cupboards, one of which houses the electricity consumer unit. Door to:

**INNER HALL** 3.58m x 1.73m

Ceiling hatch with drop down ladder to large insulated attic, ideal for storage. Airing cupboard housing factory-lagged hot water cylinder with immersion heater, and additional supplementary water heater. Doors to:

**BEDROOM ONE** 4.25m x 3.92m

Door to garden, and additional double doors to conservatory.

**BEDROOM TWO** 3.92m x 2.65m

Sea views. Door to garden. Wash hand basin.

**BEDROOM THREE** 3.64m x 3.33m

Door to conservatory.

**BEDROOM FOUR** 3.33m x 2.58m

Door to conservatory.

**BATHROOM** 2.71m x 1.74m

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and close-coupled wc. Fully tiled around bath. Electric heated towel rail, wall fan heater and shaver socket. Good natural light from two windows.

**CONSERVATORY** 8.73m x 1.90m

A modern addition to the house, having uPVC double-glazing and tri-laminate polycarbonate roof. An internal partition with door has been installed to create two separate areas.

Behind the main house are two:

**Holiday Letting Chalets**

Of timber-framed construction, with cedar clad walls, shallow fibreglass roof and uPVC double-glazing. Each chalet comprises:

**KITCHEN / LIVING ROOM** 4.70m x 3.67m less: 1.53m x 1.08m

A double aspect room, with sea views and excellent natural light. Arranged as a lounge with dining area, and compact fitted kitchen having pale laminate door and drawer fronts with timber trims, beech effect Formica worksurfaces and tiled splashbacks. Stainless steel sink unit, slot-in electric cooker and under-counter mini fridge.

**BEDROOM ONE** 2.32m x 2.20m

Enjoying a sea view.

**BEDROOM TWO** 2.32m x 2.20m**WC** 1.44m x 0.97m

Fitted with back to wall wc, and wash hand basin.

**SHOWER**

Situated behind each chalet, the shower is located in a small timber shed. It would be relatively simple to re-build the shower integral to the chalet, thus providing an en-suite shower room.

**OUTSIDE**

The gardens extend to approximately 0.54 of an acre.

They are heavily planted with numerous mature shrubs, palms, trees and succulents. Elsewhere, the grounds are laid to lawn, with various pathways leading through the bushes to open areas, with sea views, greenhouses, sheds and

outbuildings.

Within the gardens are found:

**OLD GENERATOR SHED** 5.23m x 1.98m plus 1.55m x 1.21m  
Of granite / block construction, with clay pantiled roof.

**BARN** 7.28m x 5.35m

Again, of block / granite construction, with pitched timber roof and corrugated asbestos covering. A very useful space, which houses the filtration and pumping equipment for the water supply.

**GREENHOUSE** 3.70m x 2.80m

**GREENHOUSE** 2.50mx 1.90m

**TIMBER SHED** 2.40m x 1.80m

**METAL SHED** 1.80m x 1.25m

#### SERVICES

We understand that Telecom and mains electricity are connected to the property. Water is from private bore hole, situated on adjoining land, whilst drainage is to septic tank with soakaway.

#### LOCAL AUTHORITY

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

The bungalow is assessed for Council Tax under Band "F", under reference 20629, having a charge for the 2019/2020 year of £2,151.27.

The chalets are assessed for Business Rates, having a rateable value of £5,400 per annum. Depending on a purchaser's position, this may qualify for Small Business Rates Relief at up to 100%.

#### TENURE

We understand the property is owned leasehold for a 53 year term commencing on 29th September 2014, and therefore having approximately 48 years unexpired.

The initial rent under the lease was £141.30 per annum, reviewable in 2017 to the open market ground rent in accordance with Section 15(2) of the Leasehold Reform Act 1967. The 2017 rent review is still outstanding, but the landlord has recently commenced negotiations at a suggested rent of £5,075 per annum.

There is a further single rent review in September 2042.







## 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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