



Type: **House**

Location: **St. Marys**

Price: **£525,000**

Bedrooms: **4**

A SUBSTANTIAL SEMI-DETACHED PROPERTY, SUPERBLY LOCATED WITHIN HUGH TOWN, HAVING UNRESTRICTED VIEWS ACROSS ST MARYS HARBOUR. CURRENTLY ARRANGED AS A PAIR OF TWO-BEDROOM MAISONNETTES, THE PROPERTY IS NOW IN NEED OF SOME REFURBISHMENT AND OFFERS A POTENTIAL PURCHASER THE OPPORTUNITY TO RECONFIGURE THE ACCOMMODATION TO CREATE TWO OR MORE HARBOURSIDE APARTMENTS. VIEWING RECOMMENDED TO APPRECIATE THE LOCATION AND FINE HARBOUR VIEWS.

THE ACCOMMODATION COMPRISES:

12 STRAND: LIVING ROOM, KITCHEN, TWO BEDROOMS AND SHOWER ROOM. SMALL PRIVATE FRONT GARDEN WITH SUPERB HARBOUR VIEWS.

12A STRAND: KITCHEN / BREAKFAST ROOM, LIVING ROOM WITH STUNNING VIEWS, TWO BEDROOMS & LARGE BATHROOM WITH SEPARATE SHOWER. REAR YARD. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

The property is ideally situated on Higher Strand, close to the centre of Hugh Town and within a short walking distance of the shops, restaurants, public houses, harbour and many other amenities Hugh Town offers.

It has unrestricted views across St Marys Harbour, perfect for watching the boats to-ing and fro-ing between the islands.

Originally a single-storey granite cottage, the property has been extended over the years into the large three storey house it is today. Divided into two self-contained apartments, although linked internally by a connecting doorway, No12 is situated at the front of the house over ground and first floors. No12A, accessed from the rear, is arranged over ground and first floors, as well as the entire second floor. Again, it has stunning sea views from the full-width living room window.

No12 Strand is in need of complete refurbishment, whilst 12A would benefit from a light scheme of upgrading. The property in its entirety would lend itself to reconfiguration internally; it could be converted back into a large dwelling, would make an ideal main home & income-generating letting apartment, or could be sub-divided into three sea-view apartments, subject to the necessary consents.

The property has modern uPVC double glazing throughout, and night storage heating. The cavity walls have been insulated.

Viewing is 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.

No12 Strand

Gated path through small private front garden, having seating area and wonderful sea views. uPVC door opening into:

GLAZED PORCH 2.03m x 1.22m, open to stairwell. Sliding door to:

LIVING ROOM 4.64m x 3.00m

Enjoying lovely views across St Marys Harbour. Chimney fitted with redundant Parkray solid fuel stove, with alcove cupboards either side. Night storage heater. Sliding door to:

KITCHEN 3.17m x 2.29m max, 1.57m min

In need of re-fitting, having a basic range of units with stainless steel sink unit. Understairs cupboard. Glazed door to rear yard.

FIRST FLOOR LANDING, fitted with night storage heater.

BEDROOM ONE 3.86m x 2.84m max, 1.66m min

Superb harbour views. Night storage heater.

BEDROOM TWO 3.81m x 2.39m plus door recess

A double-aspect room, again having superb harbour views. Night storage heater. Fitted wardrobe, concealing connecting door to 12A.

SHOWER ROOM 3.12m x 1.76m max, 1.20m min

South-facing, with good natural light, having pedestal wash hand basin

No12A Strand

Approached via a covered gateway at the rear of the property, a glazed door opens into:

KITCHEN / BREAKFAST ROOM 2.52m x 2.75m plus 2.90m x 1.90m

Fitted with an ample range of wall & base units, having pine doors and drawer fronts, with black granite worksurfaces and mosaic tiled splashbacks. Slot-in double over electric cooker. Space for under-counter fridge, freezer and washing machine. Understairs cupboard. Door to stairwell, with stairs rising to:

FIRST FLOOR LANDING, fitted with night storage heater. Connecting door to No12. Understairs cupboard.

BATHROOM 3.49m x 2.59m

A large, south-facing bathroom fitted with suite comprising disabled access spa bath, separate shower cubicle with thermostatic mixer shower, close-coupled wc and pedestal wash hand basin with illuminated mirror over. Shaver point. Airing cupboard housing factory-lagged hot water cylinder with timed immersion heater.

Winder staircase from first floor to:

SECOND FLOOR LANDING, having views across Town Beach. Floor to ceiling bookshelves.

BEDROOM ONE 3.48m x 2.31m

A bright, south-facing room with convector heater fitted.

LOUNGE 5.64m x 2.71m plus 1.93m x 1.17m

A bright room, enjoying superb sea and island views from the 3.7m wide picture windows. Telecom sockets. Full width walk-in storage cupboard. Night storage heater. Door to:

BEDROOM TWO 2.24m x 2.45m, plus door recess, including fitted wardrobes

South-facing, enjoying good natural light, and fitted with triple wardrobes.

OUTSIDE

As previously noted, No12 enjoys private use of a small front garden, having granite wall boundaries and seating area.

SERVICES

We understand that mains electricity, water and sewage are connected to the property. ITE PLAN

LOCAL AUTHORITY

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

Both 12 & 12A Strand are currently assessed to Council Tax Band "E", under assessment numbers 47/14 & 47/15 respectively, each producing an annual charge for the 2019/20 year of £1,820.30.47.

TENURE

We understand the property is owned freehold.

EPC

No12 Strand is assessed to Band "E". The full Energy Performance Certificate can be downloaded at <https://www.epcregister.com/searchReport.html?RRN=8021-7826-6190-7444-8902>

No12A Strand is assessed to Band "F". The full Energy Performance Certificate can be downloaded at <https://www.epcregister.com/searchReport.html?RRN=0548-5028-7236-6241-8984>

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

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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