



Type: **Business Property**

Location: **St. Marys**

Price: **£695,000**

Bedrooms: **9**

SOLD 2021- HISTORIC DETAILS FOR INFORMATION ONLY

An attractive and long-established Grade-II Listed town centre guest house, perfectly located for its present use, overlooking the park and within a short walk of beaches, the quay and town centre facilities. The property has self-contained one-bedroom owner's accommodation, and caters for up to 12 guests in eight single, double and twin bedrooms, most of which enjoy en-suite facilities. The well-presented accommodation comprises:

Guest House: Reception hall, guests' lounge, guests' dining room, ground floor wc, seven first floor bedrooms (four singles and three twin / doubles), separate shower room, plus a second floor double bedroom with en-suite bathroom.

Owner's: Large kitchen with dining area, living room & office, utility, laundry room, double bedroom and shower room.

Outside: Attractive patio garden overlooking the park. Sunny rear courtyard with direct access to Porthcressa Road. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Wingletang Guest House is an attractive, Grade-II Listed property, forming part of what is arguably the finest terrace of stone-built houses on the islands. Ideally situated for its use as a guest house, overlooking Hugh Town's central "park", Wingletang is equidistant from the popular Porthcressa and Town beaches, and within a short walk of the harbour, shops, banks, pubs, restaurants and many other amenities the town offers.

Wingletang has been run successfully as a guest house for many years, with just one change of ownership since the 1970s. It is tastefully decorated and well-appointed throughout, and has a Visit England Four Star grading, Silver Award and Breakfast Award, reflecting the quality of the accommodation and service offered. The business offers both bed & breakfast and half-board accommodation, with tariffs of £48/£53 and £78 per person per night respectively. The mix of room sizes is good, with the single bedrooms proving consistently popular, and the guest house enjoys a high level of repeat visits.

It has a full fire alarm system, current Fire Certificate, Level 5 Food Hygiene rating and premises alcohol licence.

The business trades well, with accounts showing turnover between £105,000 and £110,000 per annum and healthy net earnings. Forward bookings for the 2020 season are excellent. Accounts will be made available to serious interested purchasers who have viewed the property.

The guest house is offered for sale with carpets and curtains as fitted, and complete with furniture, fixtures and fittings necessary to accommodate up to 12 guests, excluding the owners' personal effects. All bedrooms have TVs and independently controlled heating. Bathrooms are finished to the same style throughout the guest accommodation, having tile-effect vinyl floor coverings, fully "Respatex" panelled walls in a tasteful pale grey colour, quality sanitary fittings (including Saniflo wcs in some rooms), mostly thermostatic mixer showers, chrome heated towel rails and attractive lighting. A full inventory will be prepared prior to sale.

In summary, an excellent opportunity to acquire a character property and thriving, established business. 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.

Gated path to half-glazed panelled front door with fanlight over, opening into:

Ground Floor

RECEPTION HALL. Understairs cupboard. Access to:

GUESTS' LOUNGE 3.81m x 3.40m plus bay window.

Having good natural light, from large bay window overlooking the park. Granite chimney breast with cast-iron multifuel stove on slate hearth.

GUESTS' DINING ROOM 6.23m x 3.16m min, 3.47m max plus bay window.

A double-aspect room with bay window overlooking the park. Two alcove cupboards. Table seating for 12 covers.

WC 1.10m x 1.06m

Half-tiled walls, and fitted with close-coupled wc and corner wash hand basin.

The kitchen and owners' accommodation are self-contained from the guest accommodation, with separate access from the rear of the guest house out on to Porthcressa Road, thus allowing a high degree of privacy.

KITCHEN 6.61m x 3.25m.

A spacious and bright room, fitted with an extensive range of wall and base units in grey melamine with complementary granite -effect worksurfaces and tiled splashbacks. Double-bowl double-drainer stainless steel sink unit and separate hand wash basin. Integrated Neff double-electric oven. Commercial appliances include five-burner ceramic hob range cooker with chimney extractor over, commercial Samnic dishwasher and Ace grill. Tile-effect vinyl floor covering. Space for dining table and chairs.

UTILITY ROOM 3.23m x 1.90m, having door to rear yard.

IRONING ROOM 2.74m x 1.90m

OWNER'S LOUNGE 5.06m x 2.43m

Again, having its own direct access out in to the rear yard, this bright south-facing room is part-divided to create a separate office area. Door to:

INNER HALL, having walk-in cupboard and access to:

SHOWER ROOM 2.0m x 1.40m

Fitted with pedestal wash hand basin, close-coupled wc and tiled shower cubicle with electric shower fitted. Velux roof window.

OWNER'S BEDROOM 3.05m x 2.65m m min, 3.05m max.

A double bedroom, having fitted double wardrobe. Additional door opening into main reception hall.

Staircase, with half-landing, splitting to front and rear of house.

First Floor

FIRST FLOOR LANDING (Front), having compartment staircase to attic floor and access to:

BEDROOM ONE 2.98m x 2.74m, including en-suite shower room.

A rear (south) facing single bedroom.

BEDROOM TWO 3.82m x 3.41m including en-suite shower room.

A double bedroom, overlooking the park.

BEDROOM FOUR 4.60m x 2.44m plus 2.84m x 0.97m, including en-suite shower room.

A twin / superking bedroom, having two windows overlooking the park, one with upholstered window seat.

BEDROOM FIVE 3.14m x 2.79m including en-suite wc & basin.

A rear (south) facing single bedroom.

FIRST FLOOR LANDING (Rear) to:

BEDROOM SIX 2.71m x 2.32m.

A single bedroom, with en-suite wc and basin (1.24m x 1.05m).

BEDROOM SEVEN 4.13m x 3.22m max, 2.43m min, including en-suite shower room.

A rear (south) facing twin / superking bedroom.

BEDROOM EIGHT 3.54m x 2.53m including en-suite shower room.

A rear (south) facing single bedroom.

SEPARATE SHOWER ROOM 1.60m x 1.53m overall.

For the use of Bedrooms 5 & 6.

Compartment staircase from front landing rising to:

Attic Floor

BEDROOM THREE 6.46m x 2.91m max, 2.02m min plus dormer windows.

Built into the roofspace of the property, and having an abundance of character with its sloping ceilings, exposed roof timbers and dormer windows overlooking the park. Arranged as a double bedroom, with en-suite bathroom. Ample eaves cupboard storage.

OUTSIDE

To the front of the property is a small patio garden, attractively planted with palms and Pittasporum hedging. Boundary wall of dressed granite with railings above.

To the rear of the property is a small YARD, having access out onto Porthcressa Road. Within the yard is a **TIMBER SHED**, space for propane gas cylinders and plastic oil storage tank. External store housing oil-fired central heating boiler.

SERVICES

We understand that 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 guest house is assessed to Business Rates, having a Rateable Value of £8,200 per annum, resulting in an annual charge for the 2019/2020 year of approximately £4,100 before the application of Small Business Rates which may be applicable.

The owner's accommodation is assessed under Band "A" for Council Tax purposes, producing an annual charge of £992.89 for the 2019/2020 year.

In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold, with no unusual covenants or restrictions

WEBSITE

The Wingletang website can be viewed at: <https://www.wingletangguesthouse.co.uk/home.htm/>

A walk-through video can be viewed at <https://www.youtube.com/watch?v=9bWs3v-ITOU>

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC Rating of C under Certificate Reference Number 0920-0138-5249-6379-8006.

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



Wingletang Guest House

The Parade Church Street St Marys

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;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.