



Type: **Flat**

Location: **St. Marys**

Price: **£365,000**

Bedrooms: **3**

A BEAUTIFULLY PRESENTED THREE BEDROOM FIRST FLOOR MAISONETTE, OFFERING DELIGHTFUL ACCOMMODATION OF GREAT CHARACTER, WITH THE BENEFIT OF ATTRACTIVE PRIVATE GARDEN AREA. THE PROPERTY HAS BEEN FULLY RENOVATED OVER THE PAST TWO YEARS, INCLUDING FULL REDECORATION AND CARPETING THROUGHOUT, AND THE INSTALLATION OF MODERN ELECTRIC RADIATORS.

The well-proportioned accommodation enjoys excellent natural light throughout, and comprises split-level reception landing, kitchen / dining room, lounge, three bedrooms and bathroom with separate shower. Outside: Private garden, with aluminium garden store. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Old Town is situated on the south side of St Mary's, approximately a ten to fifteen minute walk from Scilly's tiny capital, Hugh Town. It boasts a substantial resident population, and is a popular destination for visitors, having one of the prettiest bays on St Mary's, together with a public house, two restaurants / cafes, pottery and several galleries.

Castle Farm is named after "Ennor Castle", the remains of which are located on the granite carn immediately behind the property. Originally the farmhouse for Castle Farm, this substantial detached granite property was sub-divided into apartments in the 1990s. Flat Two occupies the entire first floor of the property, offering spacious and attractive accommodation with excellent natural light levels. It also has a spacious attic, with scope for conversion, subject to consent.

The previous owner, a cabinet maker and joiner, initiated the refurbishment of this property, including bespoke sliding sash fenestration throughout, and this has been completed by the present owner. New carpets have just been installed throughout, together with replacement doors, window shutters and electric radiators.

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 original panelled front door opens into a reception hall, shared with Flat One, having original decorative tiled floor. A multi-paned door with decorative stained glass panels opens into the property, with easy rise staircase to:

RECEPTION LANDING 3.23m x 2.65m

A bright and good-sized reception area, split-level, with Velux rooflight and loft hatch. Attractive balustrade around stairwell. Radiator. Access to:

KITCHEN / DINING ROOM 3.70m x 3.18m

A lovely bright, dual-aspect room, having 2.4m wide dormer windows with fitted bench seat. Attractive exposed granite wall, and feature roof timbers. The kitchen is fitted with an ample range of modern, cream-coloured base units under solid oak worksurfaces with inset 1½ bowl stainless steel sink unit. New integrated single electric oven and ceramic hob, with stainless steel chimney extractor over. Space and plumbing for washing machine, and for under-counter fridge. Tiled splashbacks. Four adjustable downlights, with central ceiling light. Oak flooring. Attractive recessed display shelving built into the wall separating the kitchen from the lounge.

Two steps from the kitchen lead up to the:

LOUNGE 4.85m x 3.87m

Another bright dual-aspect room, with sea glimpse to the south. Attractive original working open fireplace, having cast-iron hooded grate and decorative tiled cheeks, set into an exposed granite wall. Glazed panel door (currently sealed) to reception landing, creating a light open feel. Radiator.

MASTER BEDROOM 4.80m x 4.24m

A spacious, dual aspect room, currently arranged as a twin bedroom, with space for two-seater sofa and occasional seating. Radiator.

BEDROOM TWO 4.00m x 3.19m

A bright, dual-aspect bedroom, having sloping ceilings with 2.4m wide dormer windows providing excellent natural light. Radiator.

BEDROOM THREE 3.03m x 2.04m

A bright, single bedroom / study, having sloping ceilings with central dormer window overlooking the carn behind.

OUTSIDE

The flat has a triangular shaped private sloped garden area to the left hand side of the farmhouse, fenced for privacy, some 31ft wide at the front tapering away at the rear, with a depth of approximately 68ft. It has a lower graveled seating area, with modern **ALUMINIUM GARDEN STORE** 2.60m x 1.75m. Granite steps lead up the garden to a further seating area, having borders planted with shrubs and flowers.

There is also use of a refuse bin storage area at the right hand side of the property.

SERVICES

We understand that Telecom, mains electricity, mains 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", Reference 31/3/2, having a charge for the 2019 / 2020 year of £1,820.30. In addition, water is charged at the current rate.

TENURE

Leasehold for a 99 year term from 12th October 1993, extended in 2019 for a further 90 years under the terms of the Leasehold Reform, Housing and Urban Development Act 1993, taking the unexpired term to approximately 162½ years at a rent of £55 per annum, reviewable in 2026 to £100 per annum. Structural repairs, maintenance of common parts, etc, is dealt with by way of service charge, for which Flat Two contributes 50%.

A copy of the current lease is available for inspection at the offices of the sole agents.

EPC

Band "G". A copy of the full EPC can be viewed online at: <https://www.epcregister.com/searchReport.html?RRN=7108-0078-7213-5298-4974>







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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