



Type: **Business Property**

Location: **St. Marys**

Price: **£1,200,000**

Bedrooms: **24**

A FANTASTIC LIFESTYLE BUSINESS OPPORTUNITY – AN EXTENSIVE DETACHED PROPERTY, PREVIOUSLY TRADING AS A 16-BEDROOM GUEST HOUSE & CAFE / RESTAURANT.

THE PROPERTY IS NOW ARRANGED AS TWO LUXURY LETTING APARTMENTS (3-BED & 4-BED), CAFÉ / RESTAURANT (CURRENTLY CLOSED) AND TEN LETTING ROOMS (CURRENTLY USED AS STAFF ACCOMMODATION). IN ADDITION, THERE IS A SEPARATE DETACHED BUILDING COMPRISING TWO-BEDROOM OWNER'S APARTMENT, LAUNDRY AND DOUBLE GARAGE. THE PROPERTIES ARE SET IN LANDSCAPED GROUNDS OF AROUND ¾ ACRE.

GREAT DEVELOPMENT POTENTIAL TO CONVERT INTO SELF-CATERING APARTMENTS, SUBJECT TO THE NECESSARY CONSENTS. **WITHDRAWN**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Isles of Scilly Country House Flats are located on High Lanes, towards the centre of the island, amidst farming and daffodil country, ideally placed for nature trails and coastal walks. The “capital” of St Marys, Hugh Town, is approximately 1 miles away, and offers a range of shops and services, as well as transport connections to the mainland and off-islands.

Originally built in the 1980's as guest accommodation for the owner's diving business, and subsequently run as a residential home for the elderly, the property reverted to its previous, guest house use in recent years. It has been subsequently part-converted into two luxury apartments, with the remainder left empty following closure in 2020 due to Covid. The property is now for sale due to retirement.

The flats let at tariffs ranging from £700 to £1,815, depending on season, achieving excellent occupancy rates. Accounts will be made to serious interested purchasers on request.

The property was re-modelled in 2000, involving the addition of first floor accommodation, with the detached accommodation, Little Sage, following a year later. In 2005 a large conservatory was added to the southern end of the building, from which the owner ran a Bavarian-style cafe, The Kaffeehaus. The cafe has inside seating for 20 covers, with an additional 15 covers in the garden outside.

The layout and design of the property lends itself ideally to further conversion into self-catering accommodation, or a combination of serviced and self-catering accommodation. Enquiries have been made of both the freeholders, the Duchy of Cornwall, and the planning department of the Council of the Isles of Scilly, regarding conversion of the property along these lines. We understand that, in principle, such a scheme would be acceptable and in accordance with current planning policy, but advise all interested parties to make their own enquiries.

In summary, a highly unusual opportunity to acquire a substantial and flexible business property on these beautiful islands. 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.

Approached from High Lanes, a wide vehicular gate opens onto a tarmac driveway and car parking area. The staff building, Little Sage, is located on the left hand side, with the main guest house straight in front.

The property is arranged as two, single-storey wings around a central two-storey section. Watermill Apartment is situated in the central area, Bar Point Apartment is situated in the North (left) wing, with the remaining guest bedrooms and Kaffeehaus in the South wing.

The accommodation comprises:

Watermill Apartment

RECEPTION AREA 6.51m x 3.85m

A bright and spacious reception area, fitted with quality Karndean flooring, which extends through the common parts into the North wing. Sliding door to compartment staircase up to the living space. Walk-in **STORE ROOM**, having sealed flooring and fitted with a range of wall and base units, and wall shelving. Door to Watermill Apartment, allowing the two properties to be occupied as a single unit for large groups. Door to the corridor serving the South Wing.

Access from the reception hall to:

BEDROOM THREE 5.00m x 3.70m

A double bedroom, overlooking fields to the rear, with EN-SUITE SHOWER ROOM.

Compartment staircase from the reception hall to:

LIVING ROOM 5.63m x 3.71m max, 3.24m min

A light & bright lounge, having Velux roof window and sliding double-glazed patio doors opening onto a BALCONY 3.75m x 1.45m, with timber steps leading down into the garden. Lovely views across fields to the sea beyond. The lounge has eleven recessed LED ceiling lights on a dimmer switch, radiator, and fitted bookshelves around the stairwell.

KITCHEN / BREAKFAST ROOM 4.56m x 2.94m

Again, well lit from two low-level Velux roof windows which afford a sea glimpse. Fitted with an ample range of fitted wall & base units in cream Melamine, with Beech-effect Formica worksurfaces and tiled splashbacks. Inset stainless steel 1½ bowl sink unit. Radiator. Integrated appliances including single fan oven, ceramic hob and stainless steel extractor over. Additional appliances include dishwasher and under-counter fridge.

LARGE CLOAKS CUPBOARD, double-width, with ample storage and hanging space.

MASTER BEDROOM 4.57m x 2.98m

A twin bedroom, having two Velux roof windows, again affording a sea glimpse. Four recessed LEDE ceiling lights on a dimmer switch. Built-in double wardrobe. Two eaves storage cupboards. Radiator.

SHOWER ROOM 2.64m x 0.90m

Having Respatex walls and sealed flooring, and fitted with a close-coupled wc, pedestal wash hand basin and shower cubicle with folding/sliding glazed door and Mira thermostatic shower valve. Mechanical ventilation.

BEDROOM TWO 3.53m x 3.46m

A double bedroom, with fitted double and single wardrobe. Window overlooking High Lanes. Four ceiling lights on a dimmer switch. Radiator. Door to:

EN-SUITE BATHROOM 1.99m x 1.48m

Fitted with a pedestal wash hand basin, close-coupled wc and panelled bath. Sealed flooring and Respatex panelled walls. Shaver light and bathroom cabinet. Electric heated towel rail. Velux roof window.

Bar Point Apartment

Bar Point has its own independent access through a small private garden area. Half-glazed multipaned uPVC door opening into:

RECEPTION HALL, having oak-effect Karndean flooring throughout. Generous area for coats & shoes, etc.

WC, fitted with close coupled wc and hand wash basin.

KITCHEN 4.53m x 2.86m plus 1.07m x 0.82m

Fitted with limestone-style Karndean flooring, this light and spacious kitchen is fitted with a generous range of units in white gloss Melamine with contrasting oak-effect work surfaces with inset 1½ bowl stainless steel sink unit. Electric fan oven and ceramic hob with stainless steel chimney extractor over. Freestanding appliances include under-counter washing machine and tumble dryer, fridge freezer and dishwasher. A breakfast bar separates the kitchen from the:

DINING ROOM 5.75m x 4.15m

A bright, spacious room, having limestone style Karndean floor, coved ceiling and twelve recessed LED ceiling lights on dimmer switch. Sliding multipaned patio doors, opening onto paved access ramp leading to the rear garden. Arch through to guests' lounge.

LOUNGE 7.20m x 3.98m

A bright, triple aspect room having feature open fireplace, with granite surround and slate hearth. Coved ceiling. Twelve recessed LED ceiling lights on dimmer switch.

GUEST BEDROOM ONE 3.87m x 2.50m

A single room, overlooking fields to the rear, with EN-SUITE SHOWER ROOM 1.95m x 1.85m.

GUEST BEDROOM TWO 3.38m x 2.75m

A double bedroom, overlooking fields to the rear, with EN-SUITE BATHROOM 2.72m x 1.68m.

GUEST BEDROOM FOUR 3.52m x 3.20m

A double bedroom, overlooking the front garden, with EN-SUITE SHOWER ROOM 3.10m x 1.76m, shared with Bedroom Five.

GUEST BEDROOM FIVE 3.22m x 3.06m

A twin bedroom, overlooking the front garden, with EN-SUITE SHOWER ROOM 3.10m x 1.76m, shared with Bedroom Four.

WC 1.31m x 1.09m

Guest Rooms

From the central reception area, a corridor runs through the South Wing, with access to:

GUEST KITCHEN / UTILITY ROOM 2.54m x 1.54m

Having Karndean flooring, and fitted with white melamine worksurfaces, single drainer sink unit with cupboards under. Appliances include Bosch washing machine, Indesit larder fridge and Polar bottle cooler, together with a mini stove/oven and microwave oven.

BATHROOM 3.00m x 2.26m

GUEST BEDROOM SIX & EN-SUITE SHOWER ROOM 4.07m x 3.00m

A single bedroom, overlooking fields to the rear.

GUEST BEDROOM SEVEN & EN-SUITE SHOWER ROOM 4.07m x 3.01m

A single bedroom, overlooking fields to the rear.

GUEST BEDROOM EIGHT & EN-SUITE SHOWER ROOM 4.08m x 3.02m

A single bedroom, overlooking fields to the rear.

GUEST BEDROOM NINE & EN-SUITE SHOWER ROOM 4.08m x 3.00m

A single bedroom, overlooking fields to the rear.

KITCHEN & LARDER 4.07m x 3.00m

Formerly another guest bedroom (No10), it has been converted into additional kitchen space for the adjoining café. Fitted with an ample range of kitchen units, having white melamine door and drawer fronts with complementary white worksurfaces. Serving hatch through to café. Slotin cooker, dishwasher, fridge and freezer. Walk-in larder.

GUEST BEDROOM ELEVEN & EN-SUITE SHOWER ROOM 4.08m x 3.00m

A double bedroom, overlooking the front garden.

GUEST BEDROOM TWELVE & EN-SUITE SHOWER ROOM 4.08m x 3.00m

A single bedroom, overlooking the front garden.

GUEST BEDROOM FOURTEEN & EN-SUITE SHOWER ROOM 4.06m x 2.99m

A twin bedroom, overlooking the front garden. Currently fitted as a day room for resident staff, with kitchenette.

GUEST BEDROOM FIFTEEN & EN-SUITE SHOWER ROOM 4.08m x 3.01m

A double bedroom, overlooking the front garden.

GUEST BEDROOM SIXTEEN & EN-SUITE SHOWER ROOM 4.07m x 3.00m

A double bedroom, overlooking the front garden.

GUEST BEDROOM SEVENTEEN & EN-SUITE WC 3.99m x 2.88m

A double bedroom, overlooking the front garden.

BATHROOM 2.93m x 2.26m

For the private use of Bedroom Seventeen.

The Kaffeehaus

Situated at the end of the South wing, the Kaffeehaus has a separate pedestrian access from High Lanes, through the garden, to:

CONSERVATORY 7.08m x 4.22m max, 3.63m min.

Built in 2005, this double-glazed, white timber conservatory provides a lovely bright dining area. Double doors open onto the tea garden, and opening roof windows provide additional ventilation on sunny days. Attractive pebble-effect floor tiles. Quality wooden seating provides for 20 covers. The conservatory is divided by a service counter from the:

SERVING AREA 5.45m x 2.58m.

A very workable u-shaped serving and food preparation area, having fitted counter with ample solid timber worksurfaces. 1½ bowl stainless steel sink unit. Sealed flooring. Appliances include:

Larder fridge x 2 AEG freezer

Miele dishwasher Beko microwave oven

Buffalo grill Fridgemaster fridge / freezer

Access at the side of the serving area to:

WC 2.00m X 1.51m

Fitted with close-coupled wc and wash hand basin.

Little Sage

Built in 2001, Little Sage is a detached, timber-framed building, designed in a similar style to the guest house, providing owner's / staff accommodation, laundry, office and double garage.

Half-glazed multipaned door opening into:

RECEPTION HALL

BEDROOM ONE 3.50m x 3.10m

KITCHEN / DINING ROOM 4.79m x 3.48m

Fitted with a modest range of wall and base units, having single electric oven and single stainless steel sink. Vinyl tiled floor. Patio doors opening onto private garden.

SHOWER ROOM 1.79m x 1.59m

OFFICE 3.46m x 1.77m

Having fitted workstation and wall shelving. Double aspect with garden views.

Stairs from reception hall rising to:

LANDING 2.52m x 1.72m, fitted as a useful office area.

LIVING ROOM 3.67m x 3.53m

BEDROOM 3.68m x 3.13m

BATHROOM 1.85m x 1.70m

Independent from outside to the:

LAUNDRY 3.50m x 2.35m

Having sealed flooring, and fitted Formica worktops with single bowl double-drainer sink unit with cupboards under. Wall shelving. Two Bosch washing machines. Two integrated under-counter electric ovens. Tiled splashbacks. Two fluorescent ceiling lights. Door to:

LINEN STORE 3.50m x 0.97m

Fitted linen shelving. Also houses Heatrae Megaflo hot water cylinder, with fitted immersion heater.

DOUBLE GARAGE 8.79m x 5.61m

Two up & over vehicular doors. Ample power points. Fluorescent ceiling lights. Fitted wall shelving and various storage cabinets. Access hatch to attic storage. Oil-fired central heating boiler.

OUTSIDE

The Isles of Scilly Country House Flats occupy a generous plot extending to approximately half an acre, having pleasant well-tended gardens and off-street car parking.

To the north end of the site is a patio area, with brick-built barbeque, beyond which is a screened clothes-drying area with garden store. Watmill, Bar Point and Little Sage all have their own private garden areas.

SERVICES

We understand that Telecom, mains electricity and water are all connected to the property. Drainage is private, to septic tank.

The guest house enjoys modern oil-fired central heating throughout the guest accommodation. The boiler is located in an external cupboard adjoining the North wing. Hot water is supplemented by a solar-thermal system supplying two 500 litre solar stores.

Little Sage also has oil-fired heating, supplied by a separate boiler in the garage.

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 as follows:

Self-catering units: Reference: 8021000110279 Rateable Value: £10,000

Kaffeehaus: Reference: 80560 Rateable Value: £2,400

Owner's Accommodation: Reference: 10279 Council Tax: Band "G"

Staff Flat: Reference: 10890 Council Tax: Band "A"

In addition, water is metered and charged at the current rate.

TENURE

We understand the property is owned leasehold, under a full repairing and insuring lease for a term of 99 years from 28th September 1981. The index-linked rent is reviewed every three years, with a current rent payable of £2,676.64 per annum.

A copy of the lease will be made available to serious interested parties on request.

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

Awaiting reports.





Notes



Isles of Scilly Country House Flats

High Lanes St Marys Isles of Scilly

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