

**Type: House****Location: St. Marys****Price: £550,000****Bedrooms: 6**

A DETACHED DORMER BUNGALOW, WELL SITUATED ON THE OUTSKIRTS OF HUGH TOWN IN AN ELEVATED POSITION OVERLOOKING THE LOWER MOORS AND PORTHMELLON BAY.

The extensive accommodation, which would benefit from modernisation throughout, comprises reception hall, kitchen, lounge, three ground floor bedrooms, bathroom and wc. A further three bedrooms are situated on the attic floor, accessed by ladder-style staircase. Outside: Extensive gardens, laid to lawn, with timber shed. **PRICE REDUCED**

For enquiries or to arrange a viewing:

**Call: 01720 422431**

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

## GENERAL

Guthers is situated in an elevated position at the crest of a hill on the outskirts of Hugh Town, and just 500m from the tiny “capital” of St Mary’s with its shops & restaurants, pubs, Post Office, harbour and many other amenities.

The property has a North-Easterly aspect, with views across the Lower Moors and across Porthmellon Bay towards Tresco. A glimpse of the sea across Old Town is also visible from the upper floor. The property enjoys excellent natural light levels throughout and would be equally suitable for use as a main residence or holiday home.

The property has modern oil-fired central heating, and some replacement uPVC double-glazed windows, with the original single-glazed casements elsewhere. The property offers extensive family accommodation, with generous room sizes, and the benefit of extensive gardens and off-street car parking. It is now in need of modernisation and refurbishment throughout – a perfect blank canvas to create a bespoke home.

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.

A uPVC glazed front door, with glazed side panel, opens into:

### RECEPTION HALL

A spacious reception area with ladder-style stairs to upper floor via ceiling hatch. Airing cupboard housing factory-lagged hot water cylinder. Second storage cupboard.

### KITCHEN 3.48m x 3.37m

A dual aspect room, fitted with an ample range of wall and base units, having wood-effect laminate worksurfaces with tiled splashbacks and inset 1½ bowl stainless steel sink unit. Slot-in appliances. Door to outside.

### LOUNGE 5.14m x 3.33m plus 3.00m x 1.40m

A bright, dual aspect room with generous windows providing sea and moor views. Two radiators.

### BEDROOM ONE 3.94m x 3.41m

A bright dual-aspect room overlooking Porthmellon Bay and the Lower Moors. Large fitted double wardrobe. Vanity wash hand basin. Radiator.

### BEDROOM TWO 3.37m x 3.42m

A dual aspect room, providing a glimpse towards Porthmellon Bay. Large fitted double wardrobe. Vanity wash hand basin and dressing table /drawer unit. Radiator.

### BEDROOM THREE 2.90m x 2.53m

A compact double bedroom with views across the moors and a sea glimpse. Walk-in wardrobe. Radiator.

### BATHROOM 1.70m x 1.70m

Fitted with a panelled bath, with electric shower over and tiled surrounds. Vanity wash hand basin. Radiator and wall-mounted fan heater.

### WC 1.70m x 0.93m

Fitted with a low-flush wc.

An open-tread ladder-style staircase provides access to the upper floor, via a ceiling hatch. Subject to some re-configuration of the accommodation this could be replaced with a fixed, Building Regulations compliant staircase. The first-floor accommodation has sloping ceilings, and enjoys excellent natural light levels and far reaching views.

**FIRST FLOOR LANDING**, providing access to:

**BEDROOM FOUR** 4.86m x 3.40m plus 3.05m x 2.36m

A generous room enjoying sea / moor views. Radiator. Loft hatch. Eaves storage.

**BEDROOM FIVE** 3.05m x 2.30m

A bright single bedroom with sea / moor views. Radiator.

**BEDROOM SIX** 3.74m x 3.28m plus fitted wardrobes.

Enjoying sea / moor views. Radiator.

## **OUTSIDE**

The house is built on a plinth, with generous gardens laid to lawn sloping away down the hill. The gardens are laid mainly to lawn, part-terraced, and well screened with mature shrubs, flowering plants, bushes and hedging.

Within the grounds is a **GARDEN SHED**, 10ft x 8ft.

External oil-fired central heating boiler and plastic bunded oil storage tank.

## **SERVICES**

We understand that Telecom, mains electricity, mains water and mains 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: 0300 1234 105.

The property is assessed for Council Tax under Band "F", reference 10718. Water is supplied by South West Water.

## **TENURE**

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

## **EPC**

Band D. The full EPC can be downloaded at: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK ([find-energy-certificate.service.gov.uk](https://www.gov.uk/find-energy-certificate))

## **WALK-THROUGH VIDEO**

Walk through videos of the house and garden can be viewed at:

<https://youtu.be/8kOFt0LLiQk>

<https://youtu.be/KP37nhJ7D3c>

## **VIEWING**

Strictly by arrangement with the Sole Agents, SIBLEYS ESTATE AGENTS, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431.







## Notes



## Guthers

Church Road St Marys Isles of Scilly

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