



Type: **House**

Location: **St. Marys**

Price: **£565,000**

Bedrooms: **4**

A DETACHED FOUR-BEDROOM HOUSE, CLOSE TO THE HEART OF HUGH TOWN YET SET BACK IN A QUIET LOCATION BEHIND GRANITE WALLS. THE LAYOUT OF THE PROPERTY WOULD MAKE IT IDEAL FOR A MULTI-GENERATIONAL FAMILY LOOKING FOR SEMI SELF-CONTAINED ACCOMMODATION.

THE WELL-PROPORTIONED ACCOMMODATION COMPRISES GLAZED ENTRANCE PORCH, RECEPTION HALL, INNER HALL, LOUNGE / DINING ROOM, KITCHEN, SUN ROOM, OFFICE UTILITY, STORE, GROUND FLOOR BEDROOM WITH EN-SUITE BATHROOM, THREE FURTHER FIRST FLOOR BEDROOMS AND SECOND BATHROOM. OUTSIDE: COURTYARD GARDEN WITH RAISED BEDS. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Poldark is situated off Garrison Lane, a residential road within Hugh Town that leads up to the Garrison Arch. It is therefore just a short walk to the harbour and many amenities Hugh Town offers, and equally close to popular Porthcressa Beach.

The property was built in the early 1970s to an attractive design, having granite elevations at ground level with timber boarding above. The property has subsequently been extended to provide the extensive accommodation available today.

The property is in need of cosmetic upgrading throughout, but benefits from modern heat pump / air conditioning to several rooms and night storage heating. The layout of the property would make it suitable for multi-generational living, or indeed it would be perfect as a family home.

Offered for sale, with no onward chain, complete with carpets and curtains as fitted. Contents available by separate negotiation.

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 path from Garrison Lane leads to a panelled door in the granite garden wall, opening into a courtyard garden and:

GLAZED PORCH 1.81m x 1.19m

Ceramic tiled floor. Multipaned glazed door to:

RECEPTION HALL 1.82m x 1.25m, having useful double storage cupboard. Multipaned door to:

INNER HALL 3.74m x 2.87m

Night storage heater. Deep shelved storage cupboard. Understairs cupboard with electricity meter and consumer unit.

LOUNGE / DINING ROOM 3.99m x 2.77m plus 4.18m x 3.24m

A double-aspect room overlooking the front garden, having wood veneer panelling to three walls. Air-conditioning unit. Coal effect room heater. Glazed serving hatch from kitchen.

KITCHEN 3.58m x 3.15m

A well-sized room fitted with an ample range of wall & base units in contrasting black / cream gloss laminate, with Formica worksurfaces. Fitted appliances include double electric oven and ceramic hob with extractor over. Double drainer stainless steel sink unit. Space and plumbing for washing machine and dishwasher. Understairs larder cupboard. Stable door to:

SUN ROOM 3.60m x 2.26m

A bright south-facing room, with access to rear yard. Door to:

OFFICE 3.60m x 2.26m

Having good natural light. Door to:

UTILITY ROOM 1.80m x 1.30m

Fitted with a compact range of wall and base units, having single drainer sink unit. Access to:

REAR LOBBY & STORE 2.70m x 2.14m

With door to rear yard.

BEDROOM FOUR 4.86m x 2.60m

Fitted with a night storage heater and air-conditioning unit. Double wardrobe.

EN-SUITE BATHROOM 1.82m x 1.66m

Fitted with disabled access bath with electric shower over, close-coupled wc and vanity basin.

A second door from bedroom four leads back into the Reception Hall.

From the inner hall an easy-rise staircase with half landings rises to:

FIRST FLOOR LANDING 3.50m x 2.34m

A generous size landing, having air-conditioning unit. Loft hatch. AIRING CUPBOARD, fitted with lagged hot water cylinder with immersion heater. Access to:

BATHROOM 2.82m x 1.40m

A bright room having fully tiled walls, and fitted with suite comprising disabled access bath with shower screen and Mira electric shower over, close-coupled wc and vanity basin with storage beneath. Electric fan heater.

BEDROOM ONE 3.81m max, 3.58m min x 4.13m

A well-proportioned room having windows overlooking the garden. Wide double wardrobes providing excellent storage. Vanity basin with mirror and shaver light over.

BEDROOM TWO 3.81m x 3.56m.

Night storage heater. Fitted double wardrobe. Vanity basin.

BEDROOM THREE 3.34m x 3.30m max, 2.81m min.

A bright south-facing room, having double fitted wardrobe and vanity basin.

OUTSIDE

Poldark is situated behind granite walls, with paved courtyard garden to the front, having raised beds planted with mature shrubs and plants.

A gated path leads around the side of the house to a small rear yard, having plastic garden store. Access out on to Parsons Fields and through to Porthcressa Beach.

SERVICES

We understand that Telecom, 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: 0300 1234 105.

The property is assessed for Council Tax under Band "F", having a charge for the 2023 / 2024 year of £2,555.48.

TENURE

We understand the property is owned freehold.

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.

WALK-THROUGH VIDEO

A walk-through video can be seen at:

EPC

Band "F". The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2353-0240-2327-8671>





Notes



Poldark

Garrison Lane St Marys Isles of Scilly

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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