



Type: **Flat**

Location: **St. Marys**

Price: **£250,000**

Bedrooms: **1**

A BRIGHT & AIRY ONE-BEDROOM APARTMENT OCCUPYING THE WHOLE ATTIC FLOOR OF A LARGE DETACHED PERIOD HOUSE WITHIN HUGH TOWN. THIS ATTRACTIVE PROPERTY IS IDEALLY LOCATED A SHORT LEVEL WALK FROM THE CENTRE OF HUGH TOWN, AND CLOSE TO PORTHCRESSA AND TOWN BEACHES. IT BENEFITS FROM ROOFTOP VIEWS TO PORTHCRESSA BAY AND DEDICATED OFF-STREET CAR PARKING.

THE ACCOMMODATION COMPRISES OPEN-PLAN KITCHEN, LOUNGE / DINING ROOM, BEDROOM AND EN-SUITE BATHROOM. **PRICE REDUCTION**

To view a walk-through video please [click here](#)

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Field House is a substantial three-storey detached Edwardian House located on Church Street, a short level walk from the centre of Hugh Town. The property has been sympathetically sub-divided into just three units, one on each floor.

No3 is situated on the second (attic) floor, through a stairwell shared with one other flat. It is available for the first time in 33 years, having been in the same ownership since the house was first sub-divided.

The area is extremely popular with residents and visitors alike, due to its close proximity to the amenities of Hugh Town and the Harbour area.

The flat has much character, and enjoys excellent natural light throughout. It has a bright and airy feel, and is offered for sale in good order throughout. In summary, a well-presented property in a desirable location – 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 gravel drive leads to a private car parking space and the main property entrance. Panelled door opening into a **RECEPTION LOBBY**, with shelved cupboard for the private use of Flat Three.

An easy-rise staircase leads to Flats Two and Three.

SECOND FLOOR LANDING, with cupboard housing the electricity consumer unit. Half-glazed panelled door with stained glass panel (by celebrated local artist Oriel Hicks) opening into:

OPEN PLAN LOUNGE / DINING ROOM WITH KITCHEN 7.05m x 4.11m min, 5.02m max

An attractive attic room, having exposed roof timbers and excellent natural light from two large dormer windows and Velux roof window. Rooftop views to Porthcressa Bay and St Agnes, and a glimpse of St Marys Harbour.

The lounge / dining area is carpeted, and has two convactor heaters and TV aerial socket. Large eaves storage cupboard.

The kitchen has wood laminate flooring, and is fitted with an ample range of painted wall and base units with oak-effect Formica worksurfaces. 1½ bowl sink unit. Integral appliances include fridge with freezer compartment, single fan oven and ceramic hob with extractor over. Slot-in washing machine.

A multipaned glazed door opens into the:

BEDROOM 4.36m x 3.43m

A bright South-facing room, with large dormer window with rooftop views to Porthcressa Bay and Buzza Tower. Exposed roof trusses. Fitted low-level wardrobe. Pedestal basin with mirror and shaver light over. Eaves storage cupboard. Door to:

EN-SUITE BATHROOM 2.46m x 2.01m

Fitted with a suite comprising panelled bath with electric shower over, close-coupled wc and pedestal basin. Fully tiled walls. Velux roof window. Airing cupboard housing factory-lagged hot water cylinder.

SERVICES

We understand that mains electricity, sewerage and water are 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 Business Rates as "Self Catering Holiday Unit" (Local Authority reference: 4021000180553), having a rateable value of £2,550 per annum. Currently the property qualifies for 100% Small Business Rates Relief.

Water and sewerage are provided by South West Water and charged at the current rate.

ENERGY PERFORMANCE CERTIFICATE

Band "F".

The full report can be viewed online at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0900-4431-0922-4323-3643>

TENURE

The property is held leasehold for a term of 999-year lease from 1991 at a peppercorn rental. The freehold of Field House is owned by a management company, of which the flat owner is a shareholder.

Building repairs, insurance, etc are shared between the flats, with Flat Three being responsible for 25% of the cost of decorating the exterior, maintaining the roof, structure, foundations and common services, and for 50% of the cost of maintaining / decorating the common hallway. Repair costs to the driveway and gates are shared on a fair basis.

We understand the lease states that the flat should only be used as an "only or main residence", although the current owners have used it as a second home / holiday let for many years. Pets are allowed by consent of the lessor (Field House Management Co).

WALK-THROUGH VIDEO

A walk-through video can be viewed at: https://youtu.be/03poEE52CXw?si=-zHJPHmVtPq1_f92

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

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.