



Type: **Flat**

Location: **St. Marys**

Price: **£395,000**

Bedrooms: **2**

A LARGE SELF-CONTAINED TWO DOUBLE-BEDROOM MAISONETTE ENJOYING HARBOUR VIEWS AND A SUNNY GARDEN WITH DECKED SEATING AREA. LOWER GANILLY IS SITUATED ON POPULAR JACKSON'S HILL, ON THE EDGE OF HUGH TOWN JUST A MINUTE'S WALK TO PORTHMELLON BEACH.

The accommodation comprises storm porch, reception hall / utility, kitchen, lounge / dining room, two large double bedrooms, bathroom and separate wc. Garden with decked seating and timber shed. Large undercroft store / garage.

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

PRICE REDUCTION

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Ganilly is situated on Jackson's Hill, a quiet cul de sac on the eastern side of Hugh Town. It is a detached property arranged as upper and lower maisonettes, designed to suit the sloping hillside site and to take advantage of the sea and island views.

Lower Ganilly, as the name suggests, is on the ground floor with private garden overlooking St Marys Harbour. The accommodation is generous and enjoys good natural daylight, with oblique sea views from the living room and bedrooms.

It has been used for many years as a holiday let, achieving good occupancy rates at tariffs ranging from £535 (low season) to £1,355 (high season) per week. Letting details can be viewed at: <https://www.scillyselfcatering.com/Property.aspx?itemid=211>. Alternatively it would make a perfect permanent home.

The property is being sold fully furnished & equipped, including the benefit of future holiday bookings if required. With its spacious accommodation, great location and sea views we have no hesitation in recommending an early viewing.

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.

From the roadway, a communal path and steps lead up to a private gate opening into Lower Ganilly's garden.

Covered Storm Porch to:

RECEPTION HALL / UTILITY 2.87m x 1.40m

Ceramic tiled floor. Coat hanging space. Condenser dryer. Multipaned door to:

KITCHEN 3.17m x 2.45m

Having ceramic tiled floor and fitted with an ample range of painted wall and base units with oak-effect worksurfaces incorporating counter seating. Inset single-drainer stainless steel sink unit. Slot-in electric cooker with double oven and extractor over. Slot-in upright fridge / freezer. Under-counter washing machine.

Glazed door to:

LOUNGE / DINING ROOM 5.37m x 3.00m

A bright living room having uPVC French doors opening onto the garden. Night storage heater and convector heater. TV and telecom sockets.

Door from living room to:

INNER HALL, with night storage heater, leading to:

BEDROOM ONE 5.37m x 2.88m

A very generous double bedroom with oblique sea view. Night storage heater and convector heater.

BEDROOM TWO 4.43m x 2.66m

A bright twin bedroom having French doors opening onto the garden. Oblique sea view. Convector heater.

Off the living room is a second hall, having airing cupboard housing lagged immersion heater. Access to:

BATHROOM 1.66m x 0.79m

Fitted with a modern suite comprising p-shaped shower bath with glazed screen and Mira electric shower over, pedestal basin and close-coupled wc. Fully tiled walls around bath with decorative border with painted T&G panelling to dado height elsewhere. Chrome heated towel rail. Mechanical and natural ventilation.

WC 1.66m x 0.79m

Painted T&G panelling to dado height. Close-coupled wc. High level cupboard housing electricity meter and consumer unit.

OUTSIDE

To the front of the property is a sunny garden, partly laid to lawn with hedged boundaries. **DECKED TERRACE** 5m x 4m, built from rot-free synthetic boards, enjoying harbour views across to Tresco and Bryher.

To the side of the property is a garden shed.

Under the terrace is an **UNDERCROFT STORE** 7.10m x 2.30m, having power and light connected, and providing excellent storage for boat, bicycles etc.

SERVICES

Mains water, electricity and drainage are connected to the property.

ASSESSMENTS

For the purposes of Council Property Tax the property is designated in Band 'G' in the Valuation List, under Local Authority reference 109453, producing a charge of £3,250.05 for the year 2025/26.

Water and sewerage are provided by South West Water.

EPC

The property is assessed to Band "F".

A full copy of the report can be viewed online at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0830-3050-6205-6075-1204>

TENURE

We understand the property is owned leasehold for a 999-year term at a peppercorn ground rent. The freehold is owned by Ganilly (Scilly) Ltd, the management company of which Lower Ganilly is a shareholder and director. Lower Ganilly is responsible for 40% of the cost of maintaining and insuring the building.

VIEWING

Strictly by arrangement with the Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.





Notes



Lower Ganilly

Jackson's Hill 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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