



Type:	Business Property
Location:	St. Marys
Price:	£945,000
Bedrooms:	0

A LARGE DETACHED PROPERTY IN EXCESS OF 300 SQ M, ARRANGED OVER FOUR LEVELS, COMPRISING FIVE BEDROOM GUEST ACCOMMODATION WITH SELF-CONTAINED TWO-BEDROOM OWNER'S ACCOMMODATION. PENHALLOW IS IDEALLY SITUATED IN A QUIET RESIDENTIAL AREA ON THE OUTSKIRTS OF HUGH TOWN, HAVING EXTENSIVE LANDSCAPED GARDENS WITH SEA VIEWS ACROSS TO TRESCO.

Guests: Four double / twin / king size rooms, all with en-suite facilities, together with garden suite comprising conservatory, studio bedroom with kitchenette and en-suite shower room. Guest lounge / dining room, open to balcony.

Owner's: Large reception hall, kitchen / dining room, utility, cloakroom, snug / office, master bedroom with dressing room and en-suite bathroom, second bedroom, family bathroom, linen / boiler room, double garage and extensive off-street parking.

Outside: Extensive terraced gardens with barbeque pit, gazebo, high-level terrace providing sea-view seating with pergola. Greenhouse and two sheds. **NEW INSTRUCTION**

[Walk-through video - house](#)

[Walk through video - garden](#)

[walk-through video - garden suite](#)



Penhallow

Pilot's Retreat St Marys Isles of Scilly

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

Sibley's Island Homes

Porthcressa, St Mary's, Isles of Scilly TR21 0JQ

Tel: (01720) 422431

Fax: (01720) 423334

E-Mail: enquiries@sibleysonscilly.com

OVERVIEW

Penhallow was built in the early 2000's, originally as a large family home. It is an attractive and thoughtfully designed property, maintained in excellent decorative order and providing spacious, bright accommodation throughout.

It has been used for many years as a guest house for seasonal visitors, accommodating up to 10 guests in four en-suite bedrooms and a self-contained garden suite with private garden. Further details can be viewed at <https://www.scillypenhallow.com/>. The present owners choose to operate from April to September, although there is certainly demand outside this period should a prospective purchaser wish to improve their earnings. Gross income is in the region of £70,000 – accounts will be made available to serious interested parties who have viewed the property.

The guest rooms are situated on the two lower floors, separate from the owner's accommodation.

Subject to the necessary consents, Penhallow would also make a perfect large family home or suit multi-generational living. Please see "Town Planning" section below.

Penhallow is truly a gardener's paradise, having well-maintained terraced grounds filled with an abundance of flowering plants & shrubs, palms and fruit trees.

This energy-efficient property has low-maintenance uPVC windows & doors, and oil-fired under-floor central heating supplemented by solar-thermal roof panels. Internal doors are in oak. It is offered for sale fully furnished and equipped for its use as a guest house.

The property is now offered for sale fully furnished & equipped, with the benefit of any forward reservations if required. With its extensive accommodation, great location and beautiful gardens, we have no hesitation in recommending an early viewing of this highly attractive property.

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.

FIRST FLOOR

From Pilots Retreat, a private road, a block-paved driveway opens on to a paved path and ceramic-tiled "bridge" leading to a COVERED STORM PORCH at first-floor level. Front door with glazed side panels opening into:

RECEPTION HALL 3.78m x 3.06m

A lofty, double-height space having excellent natural light from large Velux skylight.

SNUG / OFFICE 3.74m x 2.97m

GUESTS' LOUNGE / DINING ROOM 7.01m x 4.66m

A large dual-aspect room having oak flooring throughout. Coal-effect gas fireplace. Double doors opening onto:

BALCONY 7.41m x 3.37m

Enjoying sea and island views.

KITCHEN / DINING ROOM 6.94m x 4.57m max, 4.16m min

A large, bright room providing spacious living / dining accommodation for the owners, having sliding doors opening outside onto a private decked terrace. The kitchen is fitted with a large range of oak-fronted wall and base units, incorporating peninsula with under-counter seating. Contrasting laminate worksurfaces with inset 1½ bowl stainless-steel sink unit. "Stoves" dual-fuel five-burner range cooker with chimney extractor over. Integrated dishwasher. American-style fridge freezer. Tile-effect quality vinyl flooring. Coved ceiling.

UTILITY ROOM 3.27m x 2.58m

Adjoining the kitchen the utility room has a high ceiling with ceiling-mounted clothes airers. Fitted worksurfaces with two washing machines and single tumble dryer under. Walk-in double cupboard housing unvented hot water cylinder. Half-glazed door to outside. Tile-effect vinyl flooring.

CLOAKROOM 2.58m x 1.02m

Fitted with close-coupled wc and chrome single-drainer basin. Coat hanging rail. Mechanical and natural ventilation.

GARAGE 4.94m x 4.61m

Divided internally into a dry-food store, having fixed shelving, leaving ample room for a garage / workshop area. Vehicular up&over double door.

SECOND FLOOR

The top (second) floor is used exclusively by the owners. Oak staircase from the reception hall rising to:

LANDING 1.57m x 1.41m, having shelved linen cupboard with double doors.

WALK-IN STORE 2.01m x 1.40m

MASTER BEDROOM 6.32m x 4.15m

A very generous bedroom suite, having sloping ceilings with four Velux roof windows providing excellent natural light and affording sea views across to Tresco. Two useful eaves storage cupboards. Door to:

DRESSING ROOM 2.10m x 1.45m, open to:

EN-SUITE BATHROOM 2.58m x 2.10m max, 1.67m min

A generous en-suite bathroom having panelled bath and separate large quadrant shower cubicle with thermostatic shower fitted. Close-coupled wc and pedestal basin. Chrome electric heated towel rail. Quality Karndean flooring. Large round window providing excellent natural light.

GROUND FLOOR

The ground floor contains the four guest bedrooms, together with additional self-contained owners' accommodation. Oak -staircase from the reception room down to:

GROUND FLOOR HALL, providing access to:

GUEST BEDROOM ONE 4.26m x 3.12m plus bow window

A generous King Size room, having bow window with upholstered window seat. Vanity basin with integral cupboards / shelving, and compact double wardrobe. Electric panel heater. Pocket door to **EN-SUITE SHOWER ROOM** 2.29m x 0.90m, having glazed shower cubicle with thermostatic shower fitted, Respatex walls, chrome towel rail and mechanical ventilation.

GUEST BEDROOM TWO 3.09m x 2.72m

A double room with sea glimpse. Vanity basin. Panel heater. Pocket door to **EN-SUITE SHOWER ROOM** 2.04m x 0.80m, having glazed shower cubicle with thermostatic shower fitted, Respatex walls, chrome towel rail and mechanical ventilation.

GUEST BEDROOM THREE 4.22m x 2.70m plus 2.28m x 1.06m

A Superking / twin bedroom with garden view. Panel heater. Fitted wardrobe. Door to **EN-SUITE SHOWER ROOM** 2.69m x 1.20m, a generous size room having double-width glazed shower cubicle with thermostatic shower fitted, chrome towel rail and natural & mechanical ventilation.

GUEST BEDROOM FOUR 4.16m x 3.08m

A double room with garden views. Panel heater. Door to **EN-SUITE SHOWER ROOM** 2.68m x 1.19m, another generous

size room having double-width glazed shower cubicle with thermostatic shower fitted and tiled walls with decorative mosaic border, chrome towel rail and natural & mechanical ventilation.

From the landing a lockable door opens into:

INNER LOBBY 2.27m x 0.96m, and from there to:

BEDROOM 3.44m x 2.40m

BATHROOM 2.25m x 2.25m

A generous bathroom, having limed-oak effect Karndean flooring, tiled panelled bath, close-coupled wc and semi-pedestal basin. Mechanical ventilation.

BOILER / LINEN ROOM 3.32m x 2.70m

Housing the oil-fired central heating boiler, solar store and having fitted linen shelving.

LOWER GROUND FLOOR

The lower floor level is accessed externally, either via the gardens or down steps at the left hand side of the house. It is used exclusively for the guest garden suite, and comprises:

CONSERVATORY 4.51m x 2.99m

Having quality Karndean flooring, this provides a lovely bright space for relaxing on the rattan sofas.

STUDIO ROOM WITH KITCHEN / DINER 5.81m x 3.16m

A generous size room, having King-size bedroom area at one end and kitchen / dining area at the other. The compact kitchenette has attractive modern high-gloss white laminate units with quartzite worksurface with under-mounted sink and blue glass splashbacks. Two-ring ceramic hob, integrated microwave oven/grill with extractor over. Convector heater.

SHOWER ROOM 3.13m x 1.05m

A wet room, having stone-tiled flooring, and fitted with glazed shower screen with thermostatic shower fitted, semi-pedestal basin and back-to-wall wc. Chrome heated towel rail. Mechanical and natural ventilation.

OUTSIDE

Penhallow has extensive gardens, well screened by mature hedging and laid largely to lawn, with mature fruit trees, flowering plants and shrubs. The gardens run up the hillside in terraces, up to a high-level paved terrace with pergola affording wonderful sunset views across Porthmellon Bay to the off-islands beyond.

Within the gardens is a vegetable patch, a granite-built barbeque pit with seating, a gazebo, two sheds and a greenhouse.

SERVICES

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

ASSESSMENTS

The owners' accommodation is assessed to Council Tax Band "D" (reference 3021000110937). Amount payable 2024/25 is £1,452.09.

The guest accommodation is assessed to Business Rates as "guest house and premises", having a rateable value of £4,850 per annum (reference 4021000110937). Amount payable 2025/26 is £2,420.15, although Small Business Rates Relief may apply – please enquire of the Revenues Department at the Council of the Isles of Scilly.

Water and sewerage are provided by South West Water.

EPC

The property is assessed to Band "C".

The full certificate can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/4909-1223-0100-0018-9202>

TENURE

We understand the property is owned freehold.

TOWN PLANNING

Occupation of the property is restricted by way of S106 Agreement to "Qualifying Persons" which, for the purposes of the agreement, effectively means:

- (i) A person meeting the Council's Specific Local Needs criteria, and;
- (ii) A person solely or mainly employed by or managing the guest house business.

A copy of the S106 Agreement is available from the vendors' sole agents.

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.

Walk-through videos of the house and garden to follow.







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.