



Type: **House**

Location: **St. Marys**

Price: **£365,000**

Bedrooms: **3**

A CENTRALLY LOCATED, GRADE II LISTED, DOUBLE FRONTED SCILLONIAN COTTAGE, SITUATED WITHIN AN EASY LEVEL WALK OF THE TOWN CENTRE, LOCAL BEACHES & PARISH CHURCH.

THE CHARACTER-FULL, PERIOD ACCOMMODATION COMPRISES: - RECEPTION HALLWAY, LOUNGE, DINING ROOM, THREE BEDROOMS (ONE WITH EN-SUITE), KITCHEN, OFFICE, FAMILY BATHROOM & WALLED, SOUTH-FACING PATIO.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

'Raveen' is a traditional granite built, mid-terrace Scillonian Cottage, located within the heart of Hugh Town, within a stones throw of Town Beach & the Harbour Area. Built in the early nineteenth century and named after a distinctive rock at the mouth of Porthcressa Bay, the property is Grade II listed and enjoys a wealth of character features and local history. We understand that the property was constructed by a local shipwright and operated as a Public House up until 1913, going by the name of the 'Hope & Anchor'.

The property is in reasonable decorative order throughout, but would benefit from some modernization & reorganization. It offers comfortable family accommodation, and is offered for sale with all curtains & floor coverings where fitted.

Early 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.

The cottage is accessed directly from Church Street via a half-glazed, hardwood front door (with brass furniture) which leads in turn to the: -

RECEPTION HALL

Having attractive internal panelled doors which lead, on the ground floor, into: -

LOUNGE 3.98m x 3.68m 13'0" x 12'1"

A comfortable, family room, retaining many period features, which include: - exposed granite walls, period cupboards with paneled doors, beamed ceiling and canted bay window. The original stone fireplace has been covered with a polished fire surround with centrally mounted convector heater. SKY connection, BT connection, picture light & eight power points.

BEDROOM ONE 3.67m x 3.87m 12'0" x 12'8"

A large twin bedroom located at the front of the property and accessed directly from the Reception Hall or Inner Hallway. Having a beamed ceiling, window seat with upholstered cushion, Dado rail and built in panelled storage cupboards. An en-suite toilet has been built in the front corner of this room.

EN-SUITE

Having WC & WHB, half height, sage coloured tiles, extractor fan, shaver point and heated towel rail.

A panelled period door connects the lounge with: -

DINING ROOM 3.24m x 3.30m 10'8" x 10'10"

Situated within an early lean-to addition on the rear of the property and enjoying a dual aspect overlooking the rear patio. The room has a beamed ceiling, vinolay floor, period under-stairs storage cupboard, built in cupboards, six power points and a cupboard door that provides direct access to: -

A concealed, winder staircase leads to: -

STUDY 3.24m x 2.24m 10'8" x 7'4"

Originally used for servant accommodation, the room now provides a private study that is somewhat detached from the rest of the house. The room has a sloped ceiling with original ship beam detail, one power point and small window.

A glazed door connects the Dining Room with the rear inner hallway, which in turn provides access to the patio and kitchen.

KITCHEN 3.30m x 3.60m 10'10" x 11'10"

Having a range of pine fronted wall & base units with melamine worktops, double s/s sink drainer with mixer tap, half

height oatmeal coloured tiles and vinolay floor. In addition to the slot-in Tricity Bendix dishwasher & Bosch washing m/c, there is an integrated Creda microwave & four ring ceramic hob. A large walk-in larder provides ample, additional storage.

A flight of timber stairs lead from the Reception Hall to the first floor bedrooms: -

BEDROOM TWO 2.95m x 3.92m 9'8" x 12'10"

A large, light & airy double bedroom with canted bay window overlooking the front of the property. Recessed built in wardrobes are located either side of the chimney breast, six power points, carpeted.

BEDROOM THREE 3.88m x 2.69m 12'9" x 8'10"

A comfortable single bedroom with built in recessed wardrobe, window overlooking the front of the property and beamed ceiling. Six power points, carpeted.

BATHROOM 2.61m x 1.72m 8'7" x 5'8"

Having a white suite comprising: - bath with Mira Sport shower over, W/C (with concealed cistern), vanity unit with WHB, window seat, heated towel rail and pine paneling.

OUTSIDE

A pleasant & private, south-facing patio, contained within a granite boundary wall, is accessed via the inner hallway to the rear of the property. This space is laid to ceramic tile and provides a really pleasant seating area and access to the cedar greenhouse (1.55m x 2.35m).

SERVICES

We understand that mains electricity, sewerage and water are connected to the property. Domestic hot water is provided by electric immersion in a factory lagged hot water cylinder. Space heating is supplied via a mixture of wall mounted and portable convector heaters.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is currently assessed to Council Tax Band F, producing an annual charge for 2012/2013 of £1,718.70.

TENURE

The property is held freehold.

VIEWING

Strictly by arrangement with the Joint 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:

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