



Type: **House**

Location: **St. Marys**

Price: **£595,000**

Bedrooms: **4**

A SUPERBLY LOCATED DETACHED RESIDENCE, SITUATED WITHIN THE GARRISON WALLS, WITH WONDERFUL SOUTH-FACING SEA VIEWS ACROSS PORTHCRESSA BAY TO PENINNIS HEAD BEYOND.

ARCHITECT- DESIGNED IN THE EARLY 1960'S, HIGHDOWN IS ONE OF FIVE CONTEMPORARY HOUSES BUILT ON THE GARRISON, AND FEATURES EXTENSIVE GLAZING TO MAXIMISE NATURAL LIGHT AND TAKE FULL ADVANTAGE OF THE FINE VIEWS. A DELIGHTFUL FEATURE IS THE LARGE BALCONY, WHICH RUNS THE ENTIRE WIDTH OF THE HOUSE.

THE STYLISH ACCOMMODATION COMPRISES PORCH, RECEPTION AREA, OPEN-PLAN LIVING ROOM WITH DINING AREA, KITCHEN, UTILITY, FOUR BEDROOMS (ONE WITH EN-SUITE FACILITIES), BATHROOM AND SEPARATE WC. OUTSIDE: ATTRACTIVE SPLIT-LEVEL GARDENS ON THREE SIDES, WITH OFF-STREET CAR PARKING IN COURTYARD.

AN IDEAL MAIN OR HOLIDAY RESIDENCE. VIEWING HIGHLY RECOMMENDED. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Highdown is situated on the southern side of the Garrison, a fortified area built in 1593 to protect the harbour of St Mary's, the famous Star Castle and associated military houses. It is located within a few minutes walk of Hugh Town and is thus conveniently located for the shops, banks, Post Office, restaurants, public houses, harbour and other amenities that the town offers.

The property is of distinctive design, having Reformite stone cladding with timber-panelling externally, below a shallow pitched, cedar shingled roof. Fenestration is predominantly in hardwood.

Highdown occupies an elevated position, above the Upper Benham Battery, having a deceptively large plot of land, comprising attractive multi-level gardens with gated courtyard offering off-street car parking. The property has reverse level accommodation, with ample scope for extension and further improvement, subject to the necessary consents.

Highdown has been in the same ownership for over 30 years and is now offered for sale fully furnished (other than a small number of personal effects), complete with carpet and curtains as fitted.

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.

Gated path leading through the front garden to fully glazed door with glazed side panel, opening into:

VESTIBULE 1.79m x 0.88m (5'10" x 3'11")

Having a quarry-tiled floor. Cupboard housing electricity meter. Glazed sliding door with glazed side panel opening into:

RECEPTION AREA 5.57m x 1.80m (18'3" x 5'11")

Quarry tiled floor, continuing through the upper floor accommodation. Hardwood open-tread staircase down to lower floor. Doors to:

UTILITY ROOM 2.55m x 2.20m max, 1.35m min (8'4" x 7'3" max, 14'5" min).

Fitted with a wall-mounted basin, and having space and plumbing for washing machine. Fitted wall shelving. Access to garden. Door to:

WC 0.76m x 1.53m (2'6" x 5'0"), fitted with low-level wc.

BEDROOM THREE 2.56m X 1.89m (8'5" x 6'2").

Having built-in single wardrobe, wash hand basin and wall-mounted convector heater.

BEDROOM FOUR 2.56m X 1.89m (8'5" x 6'2").

Having built-in single wardrobe, wash hand basin and wall-mounted convector heater.

Open to the reception area is the:

LOUNGE 5.82m x 3.98m (19'1" x 13'1").

A superb room, having the entire seaward wall glazed to take full advantage of the impressive sea views and to maximise natural light. Feature granite fireplace with open hearth. Eight recessed ceiling downlights. Glazed door opening onto:

L-SHAPED BALCONY 14.30m x 4.40m max, 2.35m min (47'0" x 14'5" max, 7'9" min).

Catching the sun from early morning to late afternoon / early evening, this spacious balcony was resurfaced within the past two years.

DINING AREA 3.02m x 2.42m (9'11" x 7'11")

Open to the lounge, the dining room overlooks Porthcressa Beach and Hugh Town. Central ceiling light and wall-mounted oil filled radiator. Sliding door to:

KITCHEN 3.06m x 2.63m max, 2.17m min (10'0" x 8'8" max, 7'2").

Fitted with a range of beech wall and base units, with granite-effect Formica work surfaces and tiled splashbacks. Inset 1½ bowl stainless steel sink unit. "Whirlpool" fridge / freezer, "Zanussi" dishwasher and "New World" electric double oven & hob. Second sliding door to reception area.

Spiral staircase down to:

LOWER LANDING 7.61m x 1.09m plus 2.57m x 1.80m (25'0" x 3'7" plus 8'5" x 5'11").

Glazed door opening into the courtyard garden. Three full height double storage cupboards, housing twin factory-lagged hot water cylinders with fitted immersion heaters.

BEDROOM ONE 4.26m x 3.75m (14'0" x 12'4").

A light and airy room with sea views across Porthcressa Bay. Two fitted double wardrobes with adjoining dressing table. Wall mounted oil-filled radiator. Door to **EN-SUITE BATHROOM** 2.45m x 1.78m (8'1" x 5'10") , fitted with a modern white suite comprising panelled bath with mixer shower over, pedestal basin and close-coupled wc. Half tiled walls (fully tiled around shower). Electric heated towel rail and wall-mounted fan heater.

BEDROOM TWO 4.28m x 2.48m plus 2.36m x 1.99m (14'0" x 8'2" plus 7'9" x 6'6").

Another light and airy room with sea views across Porthcressa Bay. Fitted double wardrobe with additional high and low levels storage cupboards.

BATHROOM 2.45m x 1.78m (8'1" x 5'10") .

Fitted with a modern white suite comprising panelled bath with mixer shower over, pedestal basin and close-coupled wc. Half tiled walls (fully tiled around shower). Electric heated towel rail and wall-mounted fan heater.

OUTSIDE

The property is surrounded on three sides by gardens, laid partly to lawn and attractively planted with mature shrubs and palms.

To the south of the house is an attractive courtyard, having granite retaining walls and benefiting from colourful planting. Double vehicular gates opening on to the adjoining road, opposite the Upper Benhams Battery.

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: 01720 422537.

The property is assessed for Council Tax under Band "G", having a charge for the 2013 / 2014 year of £1,988.43. In addition, water and sewage are charged at the current rate.

TENURE

We understand the property is owned leasehold, for a 149 year term commencing 29th September 1961 at an annual

rent of £30 per annum until 29th September 2060. Thereafter, the rent is to be reviewed to a Modern Ground Rent.

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.

EPC

The EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=0206-2880-7854-9527-3811>







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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