



Type: Bungalow

Location: St. Marys

Price: £480,000

Bedrooms: 3

A WELL-PRESENTED, ATTRACTIVE GRANITE HOME, HAVING A DELIGHTFUL SYLVAN SETTING WITH BEAUTIFUL COASTAL WALKS CLOSE BY, AND BENEFITTING FROM MATURE PRIVATE GARDENS AND LARGE GARAGE / WORKSHOP.

THE CHARACTER ACCOMMODATION COMPRISES KITCHEN WITH AGA, DINING ROOM, LOUNGE, THREE BEDROOMS, CONSERVATORY, BATHROOM AND SEPARATE CLOAKROOM. LARGE BOARDED ATTIC, OFFERING SCOPE FOR ADDITIONAL ACCOMMODATION, SUBJECT TO THE NECESSARY CONSENTS.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Kilandrist is situated within the hamlet known as "Trenoweth", on the northern side of St Marys, approximately 1½ miles from Hugh Town. Trenoweth comprises a cluster of some six houses and barns, amidst farmland and pine woods.

The property occupies a secluded position on the edge of the Trenoweth pine forest, just a few minutes walk from Bar Point, Innisidgen Burial Chamber and the coast path, with its stunning views across to Tresco, St Martins and the Eastern Isles.

Built in 1931, the property was remodelled and extended in the 1980's to form the comfortable house it is today. The house is now offered for sale in excellent condition throughout, complete with carpets as fitted. The remainder of the furniture and furnishings are available by separate negotiation.

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 farm track leads from Trenoweth hamlet to the property. Gated path through front garden to:

GLAZED PORCH 1.91m x 1.43m (6'4" x 4'8"), with quarry tiled floor. Multipaned glazed door opening into:

L-SHAPED RECEPTION HALL, having useful store cupboard, cloaks cupboard and airing cupboard housing factory-lagged hot water cylinder. Radiator. Loft hatch with drop-down ladder.

KITCHEN 3.66m x 3.38m (12'0" x 11'0").

An attractive farmhouse-style kitchen, fitted with an ample range of wall and base units, including central island unit, having solid pine door & drawer fronts and contrasting melamine worksurfaces with tiled splashbacks. Exposed granite wall, with recess fitted with matching base units and glazed display cupboards above. Aga oil-fired cast iron range cooker, which also supplies hot water. Double drainer stainless steel sink unit. Fridge / freezer. Eight power points, and six downlights. Quarry tiled floor. Multipaned glazed door to:

CONSERVATORY 4.00m x 2.90m (13'2" x 9'6").

Having a slate-effect tiled floor and overlooking the rear garden. Door to CLOAKROOM 2.00m x 1.00m (6'6" x 3'3"), fitted with close coupled wc and wash hand basin. Automatic washing machine. Door to rear garden.

From the kitchen, attractive stripped pine sliding double doors open though to:

DINING ROOM 3.68m x 2.70m (12'1" x 8'10").

A light and bright room, with quarry tiled floor to match kitchen. Sliding patio doors opening onto the front garden. Four power points. Open archway, with oak beam above, through to:

LOUNGE 3.82m x 3.04m (12'6" x 10'0").

Stripped pine boarded floor. Cast-iron multifuel stove inset to fireplace having tiled hearth and wooden mantle and surround – this supplies both space heating, radiators and hot water. Six power points, Telecom socket and TV aerial.

BEDROOM ONE 3.63m x 3.10m (12'0" x 10'2")

Another light and airy room, overlooking the front garden. Stripped pine boarded floor and louvre shuttered windows. Radiator. Built-in double wardrobe. Six power points.

BEDROOM TWO 3.63m max, 2.98m min x 3.02m (12'0" max, 9'0" min x 9'11") plus door recess.

Stripped pine boarded floor and louvre shuttered windows. Radiator. Built-in double wardrobe. Six power points. TV aerial socket.

BEDROOM THREE / STUDY 2.98m x 2.00m (9'10" x 6'7")

Stripped pine boarded floor and louvre shuttered windows. Radiator. Built-in double wardrobe. Four power points. Telecom socket.

BATHROOM 2.18m x 2.00m (7'2" x 6'7").

Slate-effect vinyl floor covering. Modern suite comprising a generous sized, fully tiled corner shower cubicle, having sliding glazed doors and with a thermostatic shower fitted; fitted bathroom furniture, having black granite effect shelf above and concealed cistern wc & inset wash hand basin. Chrome heated towel rail. Four ceiling downlights. Mechanical ventilation.

ATTIC

A mostly boarded attic space, having two Velux roof windows fitted. Standing head room, with real scope for conversion into additional useable floorspace of some 30 – 40 sq m, subject to obtaining the necessary consents.

OUTSIDE

To the front of the property is an attractive & private garden, laid mainly to lawn, having hedged boundaries and mature shrub and flower borders.

Immediately to the rear of the property, with vehicular access to the farm track running adjacent to Kilandrist, is an area of hardstanding suitable for several cars. Immediately adjoining this hardstanding is the:

GARAGE / WORKSHOP 10.30m x 4.38m (45'2" x 14'5").

A very useful and well-sized outbuilding, of concrete block construction with pitched wooden roof with corrugated sheet covering, incorporating translucent light panels. Excellent natural light. The workshop is fitted with a workbench along the length of one wall, which still allows ample floorspace for cars, boats or crafts. Electric light and power fitted. Double vehicular doors with pedestrian door inset.

The rear garden extends to approximately 50m (165 ft) in length, again having hedged boundaries and laid mainly to lawn, with mature shrubs, flowers and trees. Within the rear garden is a semi-derelict shed, and the septic tank.

To the side of the property is a wood / coal store, of concrete block construction with corrugated sheet roof. Plastic oil storage tank for the AGA.

SERVICES

We understand that Telecom, mains electricity and mains water are all connected to the property. Sewage is private, to septic tank.

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 "F", having a charge for the 2013 / 2014 year of £1,723.31. In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold, subject to a number of standard covenants imposed by the former freeholders, the Duchy of Cornwall, relating to maintenance of the property, and to the retention of hunting and mineral rights.

Use of the property is restricted as follows:

"...not to use the property for any trade or business purpose or other than as a single private residence and gardens only in occupation as one unit as a main residence....".

VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21

OJX. Tel: 01720 422431. Fax: 01720 423334.

EPC

The EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=9088-8078-7229-1684-6974>





Notes



Kilandrist

Trenoweth 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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