



Type: **Bungalow**

Location: **St. Marys**

Price: **£399,500**

Bedrooms: **3**

AN ARCHITECT-DESIGNED CONTEMPORARY RESIDENCE, BEAUTIFULLY FINISHED TO THE HIGHEST STANDARD THROUGHOUT, OFFERING SPACIOUS LIGHT ACCOMMODATION WITH THE BENEFIT OF RAISED SUN DECK WITH SEA VIEWS.

REMODELLED BY THE PRESENT OWNERS SINCE THEIR PURCHASE IN 2002, THE HIGH SPECIFICATION REFURBISHMENT INCLUDES FRAMELESS TROMBE CONSERVATORY, QUALITY GERMAN KITCHEN, OAK FLOORING, CLEAN-BURN "SCAN" WOODBURNING STOVE AND BUILT-IN SOUND SYSTEM. A SOLAR-THERMAL SYSTEM PROVIDES HOT WATER.

THE MODERN, SINGLE-STOREY ACCOMMODATION COMPRISES RECEPTION HALL; OPEN-PLAN LIVING SPACE WITH SEPARATE LOUNGE, DINING AND KITCHEN AREAS; CONSERVATORY; TWO BEDROOMS (BOTH WITH EN-SUITE BATHROOMS); AND STUDY / THIRD BEDROOM WITH ADJOINING CLOAKROOM. OUTSIDE: FRONT GARDEN WITH OFF-STREET PARKING, SUMMER HOUSE AND WOODSTORE. RAISED SUNDECK WITH SEA VIEWS.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Mellyns occupies a quiet, elevated position set-back from Church Road, part-way between the many amenities of Hugh Town and the pretty village of Old Town.

Originally built in the 1970's, the property was substantially extended and re-modelled internally by the present owners in 2005, including the installation of high-quality double-glazed aluminium windows and doors throughout. A stylish, frameless Trombe conservatory was added in 2011, further improving what was already spacious, highly appointed accommodation.

With its immaculately presented contemporary interior, raised sun deck with sea views and excellent location, this low-maintenance property would be equally suitable as a stylish second-home / investment or permanent residence.

Offered for sale complete with floor coverings and curtains as fitted, with no onward chain, viewing is highly recommended. Other 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.

Gated path through front garden, sloping down to decked area. Fully-glazed door, with glazed side panels, opening into:

RECEPTION HALL 3.15m x 1.26m (10'4" x 4'2"), having oak flooring, Two downlights. Door to:

MASTER BEDROOM 3.72m x 4.52m max, 3.80m min (12'3" x 14'9" max, 12'6").

Fitted with a large wall-mounted fabric headboard (to suit king-size bed), double wardrobe with fabric covers, and fitted wall shelving. Four downlights, eight power points and TV aerial socket. Sliding patio doors opening into conservatory. Doorway to:

EN-SUITE BATHROOM 3.33m x 2.15m (10'11" x 7'1").

Fully-tiled white walls and contrasting grey mosaic tiled floor. Fitted with a wet-room style thermostatic shower, panelled bath and designer double-width basin with opaque glazed-doored storage unit under and illuminated mirror above. Shaver socket. Electric panel heater and heated towel rail. Three downlights and shower light. Roof window. Door to **WC** 1.33m x 0.80m (4'4" x 2'7"), fitted with close-coupled wc. Mechanical ventilation. Single downlight.

TROMBE CONSERVATORY 3.2m x 4.00m max, 1.95m min (10'6" x 13'1" max, 6'5" min).

A frameless conservatory by specialist market-leader Trombe, using the structural glazing to bring fantastic levels of light into the room. The conservatory has quality aluminium folding / sliding doors opening onto decking at the front of the property. Two wall lights, panel heater and eight power points. Large "Ikea" storage unit along one entire wall. Attractive bamboo flooring.

Door from the reception hall into:

OPEN-PLAN LIVING SPACE, fitted with quality oak flooring throughout, and divided into three distinct areas:

LOUNGE 5.88m x 6.9m min, 3.7m max (19'4" x 22'7" max, 12'2" min).

An exceptionally bright living area, having two sliding patio doors opening onto decked areas, and large roof light. The lounge is fitted with contemporary-styled "Scan" clean-burn woodburning stove on glass hearth, and two electric panel heaters. Quality speaker system built into the walls, wired through to hi-fi fitted into purpose-built wall recess, with wine-racking under. Three ceiling downlights with dimmer switch and two spotlight systems on wall-mounted wires. Ten power points and TV / satellite socket. Open through to:

DINING AREA 4.40m x 2.90m (14'5" x 9'6").

Sliding patio doors opening onto the private raised terrace. Ten power points and telecom socket. Four-spotlight ceiling track with dimmer switch.

KITCHEN 3.30m x 2.63m (10'10" x 8'7").

A stylish modern kitchen, having matt-finishes cream-coloured laminate doors and drawer fronts under granite worksurfaces and granite splashbacks. The units incorporate a central island unit, with inset "Smeg" five ring ceramic hob and Neff stainless steel canopy extractor over. Other fitted appliances include "Neff" microwave oven and double oven with warming drawer under. Inset stainless steel sink unit. Free-standing American-style fridge/freezer with ice maker and cold-water dispenser. Eight power points. Good natural light from rooflight, complemented by six ceiling downlights and three wall-mounted directional spotlights. Door to:

UTILITY ROOM 3.30m x 2.20m max, 1.18m min (10'10" x 7'2" max, 3'1" min).

Formerly the original kitchen of Mellyns pre-2005 conversion, and fitted with an extensive range of cream-painted wall and base units, providing ample storage. Inset stainless steel sink unit, with glass splashback. "AEG" washer dryer, "Bosch" dishwasher, and two under-counter freezers. Oak flooring. Four-spotlight ceiling track. Airing cupboard housing "Power Flow 2000" unvented hot water cylinder with fitted immersion heaters, and solar pump & control gear.

From the dining area, door to:

BEDROOM TWO 3.08m x 2.99m (10'1" x 9'10").

Window overlooking the sun deck. Electric panel heater. Six power points and TV aerial socket. Three-spotlight ceiling track. Door to:

EN-SUITE BATHROOM 3.04m x 1.63m (10'0" x 5'4").

Having fully-tiled white walls and contrasting grey mosaic tiled floor, and fitted with a suite comprising panelled bath with mixer shower & glazed screen, close-coupled wc and designer wash hand basin on wooden plinth. Illuminated wall mirror and shaver socket. Two downlights, electric heated towel rail and panel heater. Storage unit with opaque glazed doors, and providing ample towel storage.

From the lounge area, door to:

STUDY / BEDROOM THREE 2.22m x 1.87m (7'2" x 6'2").

Oak flooring. Large wall unit providing ample shelved storage, and incorporating fold-down single bed. Three power points. Attractive ceiling light. Cupboard housing electricity consumer unit. Door to:

CLOAKROOM 1.36m x 1.13m (4'6" x 3'8").

Having oak flooring, fully tiled walls and fitted with close-coupled wc and hand washing basin, with shaver light and mirror over. Electric heated towel rail. Mechanical ventilation. Single downlight.

OUTSIDE

A vehicular driveway, shared by the adjoining property, Gallinule, leads to Mellyns.

Gates open on to a gravel area, gently sloping down to a decked terrace adjoining the house. The garden has raised flower beds, and seating under the shade of a large pine tree. Within the front garden is a **SUMMER HOUSE** with cedar-shingled roof and light and power connected. **WOODSTORE**, with slate roof. Two small garden stores provide useful storage for tools, etc. Within the garden is an external power point, lighting and water tap.

To the rear of the property, accessed by sliding patio doors from both the lounge and dining room, is a split-level **DECKED TERRACE**, offering a private seating area with restricted views across St Marys Harbour to the islands of Bryher and Samson beyond – the perfect place for a glass of wine whilst watching the sun set. External water tap and power point. Ingeniously fitted around the deck is a model railway track which, if desired, can be acquired with the property by separate negotiation.

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 "E", having a charge for the 2013 / 2014 year of £1,458.18. In addition, water and sewerage are charged at the current rate.

TENURE

We understand the property is owned leasehold for 1 999 year term commencing 30th September 2002.

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=7408-6073-6269-5374-3990>







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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