



Type: **House**

Location: **Bryher**

Price: **£495,000**

Bedrooms: **4**

A rare opportunity to acquire an extensive residential property, with attached offices, situated in an elevated position on the beautiful off-island of Bryher. The property has a sunny, southerly aspect with far-reaching sea and island views to St Agnes & St Mary's, and across the channel to the neighbouring island of Tresco.

THE ACCOMMODATION COMPRISES:

HOUSE: LOUNGE, KITCHEN / BREAKFAST ROOM, GROUND FLOOR DINING ROOM / FOURTH BEDROOM WITH EN-SUITE SHOWER ROOM, AND THREE FIRST FLOOR BEDROOMS (ALL WITH PRIVATE BATH /SHOWER ROOMS).

OFFICES: ENTRANCE LOBBY, RECEPTION OFFICE, MAIN OFFICE (SPLIT-LEVEL), KITCHENETTE, WC AND STORE ROOM.

OUTSIDE: PRIVATE PARKING AREA AND MODEST GARDEN TO THE FRONT. LARGE SLOPING REAR GARDENS WITH OUTSTANDING SEA VIEWS. TIMBER SHED.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Bryher, the smallest of the four inhabited "off-islands", offer the prospective purchaser an environment few places can match with virtually no road traffic, crime or pollution. Its name is apt, being Cornish for "Place of Hills". The sheltered eastern side of the island, where Jenford is situated, contrasts with the rugged western side which is open to the full force of Atlantic gales.

During the summer there are frequent boat services to the other islands, and even in winter there is a regular service to the main island, St Mary's. Tresco, with its school, hotel, inn and numerous other facilities is just a short boat ride away across the channel.

Situated on the southern side of Watch Hill, in the settlement known simply as "The Town", Jenford occupies an elevated position, having superb views across Tresco Channel and south towards St Mary's and St Agnes. The property is only a short walk from the Post Office & General Store, Fraggie Rock Café/Bar, Vine Café, Hell Bay Hotel and the island's two quays.

Originally just a small granite cottage, the property has been extended over the years, firstly in the 1970's and more recently in the 1980s and 1990s, as the vendors' business interests expanded and their demand for additional office space increased. Now for sale following their retirement, the property offers the prospective purchaser highly flexible accommodation, with the potential to convert the offices into stunning living space, subject to the necessary consents.

Viewing is highly recommended, to fully appreciate this unusual opportunity.

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.

HOUSE

The main house benefits from two front doors, at either end of the property. The entire ground floor is inter-connected, whilst the first floor is arranged as two separate spaces, each accessed by a separate staircase.

At the right hand side of the property, a half-glazed wooden door opens into:

RECEPTION HALL 5'7" x 5'7" (1.70m x 1.70m), having an attractive natural slate floor. Two power points and recessed ceiling downlight. Stairs to Bedroom Three. Door to:

KITCHEN / BREAKFAST ROOM 13'5" x 12'0" (4.08m x 3.64m)

Having sea views down Tresco Channel towards St Marys. Natural slate floor. Coloured ceramic tiles to main front wall. The kitchen is fitted with an extensive range of modern wall and base units, having solid wood door and drawer fronts, with chrome handles. Granite-effect Formica worksurfaces, with inset 1½ bowl stainless steel sink unit. Fitted appliances include Bosch ceramic hob with stainless steel canopy extractor over, microwave & grill, and fan oven. Seven power points, nine adjustable ceiling downlights and two pelmet lights. Under plinth heaters. Space and plumbing for washing machine. Ample space for dining table. Door to:

LOUNGE 12'2" x 10'6" plus door recess (3.72m x 3.20m)

Two windows affording sea glimpse towards Tresco. Exposed ceiling beams. Three wall lights. Eight power points. Convector heater. Door to:

RECEPTION LOBBY, with second front door to patio area, and stairs to Bedrooms 1 & 2. Door to:

DINING ROOM / BEDROOM FOUR (3.55m max, 3.24m min x 3.02m).

Window seat. Eight power points. Telecom socket. Convector heater. Two steps down to EN-SUITE SHOWER ROOM 3'0" x 2'7" (0.91m x 0.78m), fitted with a modern white suite comprising close coupled wc, pedestal wash hand

basin and double width shower cubicle, having fully tiled walls. Mira Excel thermostatic mixer shower valve, and fitted rail and curtain. Chrome heated towel rail. Dimplex wall-mounted fan heater. Mechanical ventilation. Shaver light.

From the reception lobby, staircase rising to first floor landing, with loft access.

BEDROOM ONE 12'0" x 10'10" (3.64m x 3.30m).

Window affording lovely sea views down Tresco Channel. Fitted units along entire end wall, comprising single and double wardrobe having multipaned glazed doors, chest of drawers and dressing table unit with illuminated mirror over. Six power points. Wall-mounted convector heater. Door to: EN-SUITE SHOWER ROOM 8'0" x 2'9" (2.42m x 0.83m plus door recess), fitted with a modern white suite comprising close coupled wc, pedestal wash hand basin and fully tiled shower cubicle with Mira Event electric shower. Ceramic tiled floor. Dimplex wall-mounted fan heater. Mechanical ventilation. Shaver light. Airing cupboard housing hot water cylinder.

BEDROOM TWO 13'5" max, 8'9" min x 10'11" (4.09m max, 2.66m min x 3.31m).

Two windows affording fine sea views. Triple ceiling spotlight. Eight power points. Oil-filled radiator. Door to EN-SUITE SHOWER ROOM 5'7" x 4'3" (1.71m x 1.29m plus shower), fitted with a modern white suite comprising close coupled wc, pedestal wash hand basin and fully tiled shower cubicle with rail/ curtain and Mira Event electric shower. Window overlooking rear garden. Mechanical ventilation. Shaver light.

From the Reception Hall at the right hand side of the property, the staircase rises to:

BEDROOM THREE 13'4" max, 11'1" min x 13'4" (4.07m max, 3.39m min x 4.08m).

Open to the stairwell, with gallery-style balustrade. Two south-facing windows, affording fine sea views, and third windows overlooking rear garden. Triple ceiling spotlight. Six power points and Telecom socket. Door to:

INNER LANDING 7'6" x 3'6" (2.30m x 1.07m), with airing cupboard housing second hot water cylinder. Loft access. Door to:

BATHROOM 9'5" x 5'7" (2.88m x 1.70m).

Having fully-tiled walls, and fitted with a suite comprising close-coupled wc, pedestal wash hand basin, "Superspa" Jacuzzi bath, and shower cubicle having glazed door and Mira Event electric shower. Ceramic tiled floor. Chrome heated towel rail. Three recessed ceiling downlights. Large wall mirror with shaver light over.

OFFICES

Originally connected to the main house and easily to re-instate if required. Currently accessed via an external hardwood door opening into:

LOBBY 6'10" x 4'4" (2.08m x 1.31m), having ceramic tiled floor and fitted wall shelves. Cupboard housing electricity consumer unit. Door to:

RECEPTION OFFICE 14'0" x 12'2" plus 7'6" x 4'7" (4.28m x 3.72m plus 2.29m x 1.39m).

Two large windows with spectacular sea views to Tresco, St Marys and St Agnes. Part ceramic tile / part carpeted floor. Ample power points and Telecom sockets. Steps up to:

STORE 10'9" x 9'0" (3.27m x 2.76m).

Window to rear garden. Sloping ceiling with central fluorescent light. Fitted storage shelving.

From the Reception Office, door to:

MAIN OFFICE, a spacious split-level room, heavily glazed and again with spectacular sea views. Divided into:

LOWER LEVEL 16'11" x 13'11" (5.14m x 4.23m), fully carpeted and fitted with wall trunking for power and Telecom distribution. Two wall-mounted convector heaters. Double fluorescent ceiling light.

UPPER LEVEL 16'8" x 11'9" (5.09m x 3.58m), fully carpeted and with additional windows overlooking the rear garden. Two double fluorescent ceiling lights. Ample power points. Two steps up to:

KITCHENETTE 6'5" x 3'4" (1.96m x 1.00m), fitted with sink unit and high level shelving for microwave. Door to:

WC 4'1" x 3.4" (1.26m x 1.00m), fitted with low level wc.

Door from Upper Office, into:

PORCH 4'0" x 4'0" (1.20m x 1.20m), with door to side garden.

OUTSIDE

The property is raised above the island road, behind a granite retaining wall. Concrete driveway and off-road parking, with shrubbed boundaries.

To the front of the house is a small garden, laid to lawn with patio area, fenced boundaries and planted with Agapanthus.

Large sloping rear garden, approximately 50 metres in length, with part fenced, granite wall and Pittasporum hedged boundaries. Panoramic sea views across Tresco in the East around to the Norrard Rocks in the West. Within the rear garden is a:

TIMBER GARDEN SHED 11'6" x 7'6" (3.52m x 2.29m).

SERVICES

We understand that mains electricity and water are connected to the property. Drainage is to Septic Tank, situated on nearby land belonging to the Duchy of Cornwall.

LOCAL AUTHORITY

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

The property is designated under Band "F" for Council Tax purposes, producing an annual charge of £1,757.61 for the 2014/2015 year before the application of any discounts or reductions that take into account individual circumstances.

The offices are assessed for Business Rates, having a Rateable Value of £1,850 per annum (£869.50 payable 2014/15 before the application of Small Business Rates Relief, if applicable).

In addition, mains water is charged at the current rate.

TENURE

We are advised the property is owned leasehold, for a 50 year term commencing 29th September 1992 (approx 28 years unexpired). The rent payable is currently £1,450 per annum, with rent reviews every three years. The next review is due in September 2016.

The lease contains a restriction restricting use of the property as a single principal private dwellinghouse and garden, and for the offices of Bryher Boat Services, Bryher Camp Site and Isles of Scilly Inclusive Holidays. Second/holiday home or guest house uses expressly prohibited.

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

A copy of the Energy Performance Certificate can be downloaded at:

<https://www.epcregister.com/searchReport.html?RRN=0029-2849-7861-9694-1611>





Notes



Jenford

The Town Bryher 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:

(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.