



Type:	House
Location:	St. Marys
Price:	£625,000
Bedrooms:	6

AN IMPRESSIVE MODERN DETACHED PROPERTY, BUILT OVER THREE FLOORS AND ARRANGED AS A THREE BEDROOM OWNER'S RESIDENCE WITH SELF-CONTAINED THREE-BEDROOM APARTMENT BELOW. THIS SPACIOUS PROPERTY HAS VERY GENEROUS ROOMS SIZES, LIGHT & AIRY ACCOMMODATION THROUGHOUT, AND ENJOYS SEA VIEWS FROM THE UPPER FLOOR. IDEAL AS A FAMILY HOME WITH INCOME POTENTIAL, OR FOR AN EXTENDED FAMILY LOOKING TO HOUSE DIFFERENT GENERATIONS.

THE ACCOMMODATION COMPRISES:

OWNER'S RESIDENCE: Reception hall, WC, lounge, dining room, kitchen, utility, office, three bedrooms and bathroom.

APARTMENT: Open plan kitchen and living area, three bedrooms (one with en-suite shower room) and family bathroom.

OUTSIDE: Patio garden to the front, with substantial terraced garden to the rear.

For enquiries or to arrange a viewing:

Call: 01720 422431

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DESCRIPTION AND LOCATION

Gunner Rock was built in 1973 and occupies a position almost at the head of a quiet cul de sac on the eastern side of Hugh Town. The fourteen houses which make up Jackson's Hill are all large and detached, and have mostly been designed to suit the original sloping hillside site and to take advantage of the sea and island views where possible. Gunner Rock has sea views from the lounge and some of its bedrooms.

Originally constructed over three floors, within recent years the current owners have spent a considerable amount of money on redesign and refurbishing the property to provide a totally self-contained apartment on the lower ground floor, whilst retaining a spacious three bedroom residence on the ground and first floor. This therefore provides a most useful and easily managed income from the apartment, whilst retaining the option of further income from bed & breakfast accommodation within the main residence.

The design is such that the two parts of the house are entirely self contained, including separate accesses, and both have a pleasant garden area. Included in the refurbishment was replacement uPVC double glazing to all external windows and doors, and tasteful and expensive internal fittings including hardwood doors etc.

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.

From the roadway, a flight of stone steps leads down onto a concrete terrace, the property is then approached through a UPVC Georgian style panelled front door with double glazed UPVC side screens into:

Main Residence

RECEPTION HALL 4.60m x 2.91m

Having electric night storage radiator and two power points. Cupboard under stairs housing the electric meters and used for storing coats.

CLOAKROOM 2.40m x 1.20m

Fitted with a low level wc, having a concealed cistern and wash hand basin.

GUEST BEDROOM 3.70m x 3.61m

A generous size double bedroom, having wall mounted electric panelled radiator, six power points and TV aerial socket. Door to:

EN-SUITE SHOWER ROOM 3.65m x 1.64m

An exceptionally spacious room, with tiled walls to dado height and mosaic-effect vinyl flooring. Fittings include a tiled shower cubicle with glazed screen & door, and electric shower unit. Low level wc and pedestal wash hand basin. Heated electric towel rail. Electric ventilation. Two recessed ceiling spot lights.

An eighteen paned bevelled glass door leads from the reception hall into:

DINING ROOM 4.80m x 2.44m

Fitted with vinyl, stone-effect flooring, and having a wall mounted electric panelled radiator, six power points and Telecom socket. Four recessed ceiling spot lights. A glazed upVC door opens out onto a balcony running the full width of the house. A shallow archway leads from the dining room directly into:

KITCHEN WITH BREAKFASTING AREA 3.77m x 3.44m

Fitted with a comprehensive range of floor and wall cabinets, all having an antique timber finish with panelled doors and feature wall cabinets having leaded light glazing and built in display lighting. The floor cabinets are surmounted by a light granite effect and wood block melamine working surface which extends to approximately 20'0" overall. The floor is a

stone effect vinyl and fittings include a Belling ceramic oven / grill and matching hob with extractor fan over. Further integrated fittings include a Bosch dishwasher and a Whirlpool refrigerator and freezer. Two triple ceiling mounted spot lights. Wall mounted convector radiator. Twelve power points. Door from kitchen to:

UTILITY ROOM 2.29m x 1.99m plus a cupboard housing the automatic washing machine and separate tumble dryer. Coat hanging space. Two power points. Laminated beech floor. Single drainer stainless steel sink unit with wall tiling. UPVC double glazed door leads to outside side entrance. Door to:

OFFICE / STUDY 5.11m x 2.11m

A feature of this interesting room are the two large arched windows to each side of the room. Built-in seating and shelving. Eight power points. UPVC door to external front patio. Note: This room has potential for conversion to additional en-suite guest accommodation, subject to the necessary consents.

From the reception hall, a staircase with pine balustrading leads to:

FIRST FLOOR LANDING 4.21m x 1.92m

A light and airy landing, of generous proportions, having electric night storage radiator. An eight paned glass door leads into:

LOUNGE 5.47m x 4.15m max, 3.65m min.

A bright and spacious room, having three large picture windows which afford sea views across Porthmellon Beach to the island of Tresco, and also to the airport in the opposite direction. One wall is feature panelled in pine boarding, and a recess which runs almost half the length of the room is fitted with shelving. Electric night storage radiator. Ten power points. Two television sockets. Telephone point.

BEDROOM ONE 3.48m x 3.44m (plus door recess and a full-width fitted wardrobe with three floor to ceiling sliding mirror doors). Wall mounted electric radiator. Eight power points. Views to Porthmellon Beach and the airport.

BEDROOM TWO 3.77m x 2.43m plus door recess

Views to Porthmellon Beach and the airport. Six power points. Access to loft storage.

BATHROOM 3.50m x 1.92m

Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin & low-level wc, and a separate fully tiled shower cubicle with glazed door and electric shower unit.

Self Contained Apartment

At present a four star accredited popular holiday let but could as easily be a very comfortable permanent home. A glazed door leads into:

OPEN-PLAN LOUNGE WITH KITCHEN AREA 6.12m x 4.35m max, 3.35m min

Well fitted Kitchen with granite effect ceramic tiled floor and ceramic wall tiling. The units are of a Shaker style in cream colour with matching double wall unit. Beech block effect melamine working surfaces. Fittings include an integrated Whirlpool oven. Four ring electric hob with cooker hood over. Under counter Zanussi refrigerator. Hotpoint washing machine. One and half bowl single drainer inset sink. Four power points. Spur points to accessories. Four recessed ceiling spot lamps.

The kitchen is separated from the lounge by a 3'0" wide working surface / breakfast bar.

The lounge has a large picture window looking out over the garden and patio. Part wall panelling to dado height. Electric night storage radiator. ten power points. Television aerial socket.

There is direct access from the kitchen into:

DINING AREA 2.62m x 2.30m, plus a recess with high level storage cupboard and a shelf and nearby power point housing the small freezer. Two large separate storage cupboards with louvre doors. Electric night storage radiator. Two recessed ceiling spot lamps.

A short inner hallway with recessed ceiling spot lamp leads to:

MASTER BEDROOM SUITE, comprising:

BEDROOM 4.45m x 3.64m, plus door recess

Again having a large picture window overlooking the garden. Wall mounted electric convector radiator. Seven power points. Part wall panelling to dado height. 5'0" wide double hardwood doors lead from the bedroom into:

EN SUITE SHOWER ROOM 2.40m x 1.78m

Having a patterned vinylay covered floor. Ceramic tiled walls and part panelling to dado height. Fittings include a low level wc with concealed cistern, vanity basin set into a tiled shelving unit, and 4'0" deep shower cubicle fitted with an electric shower and glazed door. Electric ventilation.

BEDROOM TWO 3.33m x 2.25m plus door recess.

Three power points. Electric convector radiator

BEDROOM THREE 3.75m x 1.90m

Three power points. Electric convector radiator.

FAMILY BATHROOM 3.12m x 1.99m

Having a vinylay covered floor and walls fully tiled with ceramic tiling. Fittings include a low level w.c Pedestal wash hand basin set into a recess with inset wall mirror over. Panelled bath having a glazed shower screen and electric shower unit. Electric towel rail. Electric ventilation. Three ceiling mounted spot lamps. A large cupboard with louvre door houses the factory insulated hot water tank fitted with electric immersion heater linked to a timer and above which is the cold water tank.

OUTSIDE

The house is set back from the roadway behind a paved patio and as mentioned previously steps lead down from the road to this patio.

On the North side of the house a totally separate pathway leads to the lower ground floor self-contained apartment, whilst on the South side of the property is, firstly, a dedicated car parking area and secondly, a pathway via wide stone steps and then a timber staircase to the rear.

At the rear, a small garden area has been reserved for the lower ground floor apartment whilst a much larger garden is included for the main dwelling. The garden has a width of some 14 metres and a depth of approximately 23 metres. Firstly there is a paved patio flanked by a small lawn with shrub borders and then further steps lead down to a larger lawn and a tree and shrub land area which in turn has a frontage to the footpath which links Porthmellon Road to Old Town. In addition to the lawn there are an abundance of mature shrubs and trees including fir trees and palm trees.

There is a **SUMMER HOUSE** 3.05m x 2.44m with glazed doors and windows, and a **GARDEN SHED** 2.44m x 1.83m.

SERVICES

Mains water, electricity and drainage are connected to the property.

ASSESSMENTS

For the purposes of Council Property Tax, the main residence is designated in Band 'F' in the Valuation List, producing a charge of £1,859.22 for the year 2016/2017.

The self contained apartment is business rated, to a rateable value of £2,900 for the year 2016/2017. The current owners currently claim 100% Small Business Rates Relief.

Water and sewerage are also charged at the current rate.

TENURE

We understand the property is owned freehold.





Notes



Gunner Rock

Jacksons Hill St Marys Isles of Scilly

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