



Type: **Flat**

Location: **St. Marys**

Price: **£360,000**

Bedrooms: **3**

A LARGE, THREE/FOUR BEDROOM FIRST FLOOR MAISONETTE, OFFERING CHARACTER ACCOMMODATION, WITH THE BENEFIT OF PRIVATE GARDEN AREA. THE PROPERTY IS CURRENTLY UNDERGOING RENOVATION, ALLOWING A PROSPECTIVE PURCHASER THE OPPORTUNITY TO HAVE IT COMPLETED TO THEIR OWN SPECIFICATION.

The well-proportioned accommodation enjoys excellent natural light throughout, and comprises split-level reception landing, kitchen / dining room, lounge, three bedrooms, study / bunk room, bathroom and lobby / store. Outside: Private garden. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Old Town is situated on the south side of St Mary's, approximately a ten to fifteen minute walk from Scilly's tiny capital, Hugh Town. It boasts a substantial resident population, and is a popular destination for visitors, having one of the prettiest bays on St Mary's, together with a public house, village store, two restaurants / cafes, pottery and several galleries.

Castle Farm is named after "Ennor Castle", the remains of which are located on the carn immediately behind the property. Originally the farmhouse for Castle Farm, this substantial detached granite property was sub-divided into apartments in the 1990s. Flat Two occupies the entire first floor of the property, offering spacious and attractive accommodation with excellent natural light levels.

The owner, a cabinet maker and joiner, is in the process of completing a refurbishment of the property, including bespoke sliding sash fenestration throughout. A prospective purchaser therefore has the option to have the property completed to their own taste and specification, subject to agreement.

Viewing 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.

The original panelled front door opens into a reception hall, shared with Flat One, having original decorative tiled floor. A half-glazed door opens into the property, with easy rise staircase to:

RECEPTION LANDING 3.23m x 2.65m

A bright and good-sized reception area, split-level, with Velux rooflight and loft hatch. Attractive balustrade around stairwell. Access to:

KITCHEN / DINING ROOM 3.70m x 3.18m

A lovely bright, dual-aspect room, having 2.4m wide dormer windows with fitted bench seat. Attractive exposed granite wall, and feature roof timbers. The kitchen is fitted with an ample range of modern, cream-coloured base units under solid oak worksurfaces with inset 1½ bowl sink unit. Integrated single electric oven and ceramic hob, with stainless steel chimney extractor over. Tiled splashbacks. Four adjustable downlights, with central ceiling light. Oak flooring. Attractive glazed display shelving built into the wall separating the kitchen from the lounge, which cleverly links the two and affords borrowed light.

Two steps from the kitchen up to:

LOUNGE 4.85m x 3.87m

Another bright dual-aspect room, with sea glimpse to the south. Attractive original open fireplace, having cast-iron hooded grate and decorative tiled cheeks, set into an exposed granite wall. Second door to reception landing.

BEDROOM TWO 4.00m x 3.19m

A bright, dual-aspect bedroom, having sloping ceilings with 2.4m wide dormer windows providing excellent natural light.

BEDROOM THREE 3.03m x 2.04m

Having oak flooring, and sloping ceilings with central dormer window overlooking the carn behind.

The large master bedroom was subdivided some years ago into a smaller double bedroom, bunk room / office and entrance lobby / storage area. If required, it could be reinstated into a large master bedroom again, possibly with en-suite facilities if required. At present, it comprises:

LOBBY / STORAGE AREA 1.79m x 1.39m.

Having fitted shelving.

BEDROOM ONE 4.24m x 2.91m

A dual-aspect bedroom, with fireplace having painted pine surround / mantle with cast-iron decorative inserts.

BEDROOM FOUR / OFFICE 2.76m x 1.79m

Having borrowed light from Bedroom One.

OUTSIDE

The flat has a triangular shaped private garden area to the left hand side of the farmhouse, some 31ft wide at the front tapering away at the rear, with a depth of approximately 68ft.

There is also use of a refuse bin storage area at the right hand side of the property.

SERVICES

We understand that Telecom, mains electricity, mains 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 2018 / 2019 year of £1,745.65. In addition, water is charged at the current rate.

TENURE

Leasehold for a 99 year term from 12th October 1993, at a rent of £55 per annum, reviewable in 2026 to £100 per annum. Structural repairs, maintenance of common parts, etc, is dealt with by way of service charge, for which Flat Two contributes 50%.

The present leaseholder is about to make an application under the terms of the Leasehold Reform, Housing and Urban Development Act 1993 for a 90 year lease extension. The cost of this exercise will be borne by the vendor, taking the unexpired term to approximately 196 years.

A copy of the current lease is available for inspection at the offices of the sole agents.

EPC

Band "G". A copy of the full EPC can be viewed online at: <https://www.epcregister.com/searchReport.html?RRN=7108-0078-7213-5298-4974>



Notes



Flat Two, Castle Farm

Old Town 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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