

**Type: House****Location: St. Marys****Price: £475,000****Bedrooms: 4**

A RARE OPPORTUNITY TO ACQUIRE TWO ADJOINING MID-TERRACE GRANITE COTTAGES IN BEAUTIFUL HOLY VALE. THE COTTAGES EACH HAVE TWO BEDROOMS AND SHARE A SUNNY PAVED COURTYARD GARDEN, WITH MATURE MAGNOLIA TREE AND CAMELIA SHRUB.

THE COTTAGES ARE IN NEED OF RENOVATION THROUGHOUT, ALLOWING A PROSPECTIVE PURCHASER THE OPPORTUNITY TO CREATE TWO HOMES OF GREAT CHARACTER. SCOPE FOR CONVERTING THE ATTIC SPACES, SUBJECT TO THE NECESSARY CONSENTS. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

GENERAL

Holy Vale, a beautiful wooded valley in the heart of St Marys and the site of an ancient monastery & spring, has a sheltered micro-climate a few degrees warmer than elsewhere on St Marys, as evidenced by the abundance of flowering shrubs and palms. Its sheltered slopes have in recent years been planted with grape vines, establishing Holy Vale as the heart of Scilly's winemaking industry.

Magnolia and Camelia Cottages form part of a hamlet of residential dwellings, situated around a former flower farm. Hugh Town, the tiny "capital" of Scilly, is an approximate 20 minute walk away.

The cottages are now in need of renovation and re-configuration, allowing a prospective purchaser the opportunity to create two homes of great character and charm. Ideally suited as a home and income, two holiday lets, or indeed accommodation for multi-generational families.

The attic spaces were previously used as accommodation, but have been sealed in recent years. We would suggest that, subject to the necessary consents, these have scope for conversion into additional accommodation, with reinstated dormer windows.

Both cottages are currently let on Assured Shorthold tenancies at £650 pcm exclusive of Council Tax & other bills. Whilst vacant possession will be offered on completion, alternatively a purchaser may wish to take over the benefit of the letting income.

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.

Magnolia Cottage

A two storey cottage, having split-level open plan living area, exposed granite former fireplace in fitted kitchen area, two bedrooms and shower room.

Upvc glazed entrance door into:

Entrance Lobby, with stairs to the first floor and door into the:

Open Plan Living Area, having small carpeted lounge with wall mounted convector heater and part glazed screening to the lobby. Step up to rear kitchen/breakfast area, having former granite inglenook fireplace fitted with pine faced base units with Hygena built in oven & electric hob with extractor fan over, further base units with work surfaces and stainless steel sink unit. Beamed ceiling and part pine panelled/part timber clad walls with separate side entrance doorway. The living area has a gross maximum dimension of 6.77m x 2.93m.

The stairs lead to the first floor with landing area. Double bedroom having beamed ceiling, built in wardrobe, wall-mounted convector heater, vanity unit with twin drawer sets under and wash hand basin and having maximum overall dimensions of 3.98m x 4.16m.

Shower Room with recessed fully tiled shower, white WC and wash hand basin, beamed ceiling and vinyl floor covering.

Double Bedroom with beamed ceiling, wall-mounted convector heater, vanity unit with double drawer units with wash hand basin, built in wardrobe, bay window seat and having overall dimensions 4.22m x 3.73m.

Camelia Cottage

A two-storey cottage with reverse level accommodation with two double bedrooms, open plan living area with fitted kitchen and shower room.

Entrance Hallway with recessed cupboard and side stairs to first floor.

Ground Floor Bedroom One, with protruding bay window, beamed ceiling, wall-mounted convector heater and wash hand basin, and measuring 3.63m x 2.63m together with bay window measuring 1.58m x 1.78m average.

Ground Floor Bedroom Two, having exposed granite framing and hearth to former fireplace, wall-mounted convector heater, beamed ceiling, wash hand basin and having overall dimensions of 3.69m x 3.76m.

Stairs to the rear lead to the first floor having:

Open Plan Living Area with part panelled walling, protruding bay window, beamed ceiling, wall mounted radiators, and 'L' shaped fitted Kitchen area comprising pine faced base cupboard and drawer units with work surface over with fitted stainless steel sink unit, Hygena built in oven and electric hob unit with extractor over. The room has overall dimensions of 3.96m x 6.1m together with a bay of 1.3m x 1.73m average.

To the corner of the living area is a separate Shower Room with recessed fully tiled shower, wash hand basin and low flush WC. Within the shower room is a short staircase, which previously connected to the property behind.

OUTSIDE

To the front of the cottages is an attractive paved courtyard garden, having mature planting, including a Magnolia Tree and Camelia, after which the cottages derive their names.

SERVICES

Mains water and electricity are connected to the properties. Drainage is private to shared sewage treatment plant situated on neighbouring land.

ASSESSMENTS

For the purposes of Council Property Tax, the properties are each assessed to Band "E" in the Valuation List, under Local Authority references 11048 & 11049.

Water is provided by South West Water.

EPC

Camelia Cottage is assessed to Band "E". Magnolia Cottage is assessed to Band "F".

TENURE

The property is owned freehold.

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.

Sibleys Island Homes are instructed in the sale of Camelia and Magnolia Cottages by Holy Vale Partnership, in which Ian & Gail Sibley (partners in Sibleys Island Homes) have a financial interest.





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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