



Type: **House**

Location: **St. Marys**

Price: **£1,250,000**

Bedrooms: **8**

A SUPERBLY LOCATED DETACHED PROPERTY ARRANGED AS ARTIST'S GALLERY, THREE SELF-CATERING APARTMENTS, VERSATILE THREE-BEDROOM OWNER'S ACCOMMODATION AND GARDEN STUDIO. THE PROPERTY SITS WITHIN LANDSCAPED GARDENS EXTENDING TO APPROXIMATELY ½ ACRE, WITH FURTHER DEVELOPMENT POTENTIAL, SUBJECT TO THE NECESSARY CONSENTS.

A FABULOUS LIFESTYLE OPPORTUNITY AVAILABLE FOR THE FIRST TIME IN FORTY YEARS DUE TO THE OWNER'S RETIREMENT PLANS.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

About the Property

Glandore Apartments and Gallery enjoy a fabulous coastal position, just a 15-minute walk around the coast path from Hugh Town, the “capital” of St Marys. Hugh Town offers a range of shops and services, as well as transport connections to the mainland and off-islands. St Marys Airport is situated approximately 1 mile away, connecting to Penzance, Lands End, Newquay and Exeter.

Glandore is an extensive property of 316 sq m, arranged over four-storeys. In addition to the owner’s accommodation and long-established Glandore Gallery, it includes three self-contained apartments, named after local Pilot Gigs – the six-oared sea-going rowing boats used to ferry pilots out to ships in days gone by. They are:

- Slippen, a one-bedroom garden apartment, with private patio and garden area.
- Serica, a second floor one-bedroom apartment enjoying balcony & sea views.
- Golden Eagle, a two-bedroom duplex apartment, again with balcony & sea views.

Serica and Golden Eagle typically let for in excess of 30 weeks per annum, whilst the owners restrict Slippen to only 20 weeks each year. Tariffs range from £630 to £945 per week, producing a turnover of approximately £60,000 per annum, in addition to the Gallery income. Accounts will be provided to serious interested parties following a viewing appointment.

We would suggest there is significant further scope to improve turnover by increasing tariffs, offering Slippen for a full season each year, and utilising other parts of the property. A fine feature of the holding is its landscaped gardens, including a well-appointed garden studio, and subject to the necessary consents, we would suggest the property is ideally suited for further expansion and development.

In summary, a highly flexible property that could be reinstated into a substantial individual dwelling, if required, or retained as a home and income.

Viewing highly 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.

Gallery & Owner’s Accommodation

Accessed at first floor level via an external staircase, opening into:

RECEPTION HALL, providing access to the common parts and:

GALLERY, a large dual aspect room with sea views and original 1930s feature brick fireplace.

Glandore Gallery

OFFICE, with sea views.

KITCHEN, fitted with an ample range of pale laminate wall & base units with solid timber worksurfaces. Gas range cooker with extractor over. Sea views.

STORE ROOM, used in connection with the gallery.

CLOAKROOM

A staircase leads down to the ground floor accommodation.

DINING ROOM, fitted with bench seating and open through to:

LOUNGE AREA, having patio doors opening onto the garden.

MASTER BEDROOM, a generous dual-aspect room, having fitted cupboards and wardrobes.

BEDROOM TWO, having fitted cabin bed and built-in wardrobe & desk.

BEDROOM THREE, having fitted cabin bed and skeleton wardrobe.

BATHROOM, fitted with a suite comprising panelled bath with mixer shower over, close-coupled wc and vanity wash hand basin.

CLOAKROOM

WALK-IN AIRING CUPBOARD, fitted with linen shelving around the walls.

Several steps lead down into a half-basement arranged as:

UTILITY ROOM / STORE, a useful area with ample space for fridges, freezers and laundry equipment.

The Apartments

Slippen

A generous size ground floor apartment, enjoying its own private patio and garden area.

KITCHEN, having wood laminate floor and fitted with a range of modern white units with solid wood worksurfaces. Integrated double oven & ceramic hob with canopy extractor over.

LOUNGE / DINING ROOM, a large dual aspect room with bifold doors opening onto the garden. Attractive log-effect recessed fire.

BEDROOM, a generous double room, with walk-in wardrobe and fitted dressing table.

EN-SUITE SHOWER ROOM, having disabled access shower, vanity basin and low-flush wc.

Outside, Slippen has a large patio with pergola over, and fitted chimenea / BBQ. Private lawned garden with granite walls and Agapanthus borders.

Serica

A second-floor sea view apartment with balcony.

LOUNGE / DINING ROOM WITH KITCHEN AREA, enjoying a dual aspect with splendid sea and island views. The kitchen is fitted with a range of wood fronted units, incorporating integrated Neff oven and Samsung ceramic hob, with canopy extractor over.

BEDROOM, a double with fitted wardrobes, cupboards and dressing table. Patio doors opening onto **BALCONY** with garden and island views.

EN-SUITE SHOWER ROOM, again enjoying sea views. Respatex wall panelling. Shower cubicle with electric shower, wall-hung basin and wc.

Golden Eagle

A two-bedroom second / third floor apartment with sea views and balcony.

ENTRANCE LOBBY, with Store Cupboard off. Stairs to upper floor. Access through to:

KITCHEN / DINING ROOM, having wood-fronted wall and base units with Corian worksurfaces. Integrated electric oven and ceramic hob, with extractor over. Dining area to seat four. Window to garden. Open through to:

LOUNGE, a bright and airy room enjoying fabulous sea views. Flame effect electric heater. French doors to **BALCONY**, again enjoying fine sea & island views.

The bedrooms are located on the third (attic) floor, having sloping ceilings with heavy duty cast rooflights providing ample natural light and affording sea views.

LANDING, with eaves storage.

BEDROOM ONE, a generous Twin / King Size room, with Zip & Link beds. Exposed roof timbers add character to this room, which has sea views through the roof window. Fitted double wardrobe.

BEDROOM TWO, a single room with fitted wardrobe and country views.

BATHROOM, fitted with a part-sunken bath, pedestal basin and close-coupled wc. Sea views.

The Grounds

Glandore occupies gardens of around half an acre, surrounded largely by Pittosporum hedging and granite walls.

A vehicular driveway with parking area off leads to a turning area with island planted with mature shrubs and palms.

The main gardens are laid to lawn, with mature fruit trees and attractive shrubs, flowers and palms. Large netted fruit cage. A gated path provides direct pedestrian access out to the boat park and coast path.

Within the main gardens are:

ALUMINIUM GLASSHOUSE (5 metres x 3 metres)

GARDEN STUDIO, a timber-framed chalet-style building, fitted with uPVC double-glazed fenestration and having patio area outside. The accommodation measures 3.95 metres x 5.13 metres, arranged as:

Studio Room, having wood-planked floor, well-fitted kitchen area with two-ring ceramic hob, fold-down double and space for comfortable seating. French doors opening onto sunny terrace.

En-suite Shower Room, a "wet room" fully finished in limestone effect ceramic tiling, having electric shower and wall-hung basin and wc.

Separate from the main garden is a screened area used for growing vegetables and housing the Biorock sewage treatment plant.

WORKSHOP / STORE, a useful space extending to 5.2 metre x 3.8m average, having power and light connected.

Services

We understand that Telecom, mains electricity and water are all connected to the property. Drainage is private, to sewage treatment plant and soakaway.

Central heating and hot water is provided by the oil-fired central heating boiler situated in the main house, supplemented by solar-thermal panels.

Water is metered and provided by South West Water at current rates.

The Business

Glandore is operated as a seasonal holiday-lettings business, open from March to October each year, with the Gallery providing an additional income stream.

The self-catering apartments all have Visit England Four Star Gold Awards, reflecting the quality of the accommodation.

2022 tariffs are:

Unit name No of Persons Low Season Mid season High Season

Slippen 2 Not let £750 £885

Serica 2 £630 £750 £885

Golden Eagle 2 £675 £850 £945

The apartments typically achieve occupancy rates of 31 weeks per annum (limited to 20 weeks for Slippen), with a gross turnover of approximately £60,000 per annum.

A purchaser could continue to operate the gallery if interested, with the stock being transferred at cost.

Accounts will be made available to serious interested parties who have viewed the property.

Local Authority

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

The Gallery and Self-Catering Apartments are assessed to Business Rates:

Billing Authority Reference: 80496
Description: Studio & premises
Rateable Value: £2,950 per annum

Billing Authority Reference: 80477
Description: Self catering holiday units & premises
Rateable Value: £5,800 per annum

The owner's accommodation is assessed to Council Tax under Band "F" (£2,355.66 payable 2021/22) under Local Authority Reference 40/10.

Tenure

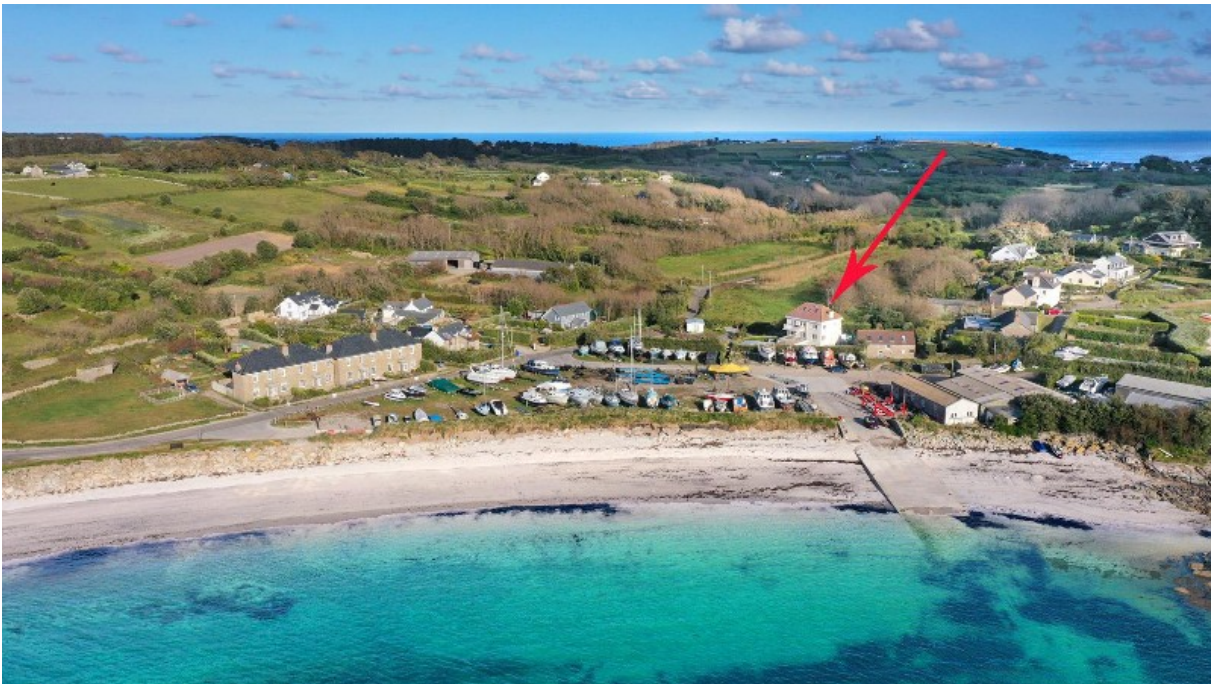
We understand the property is owned freehold. The pedestrian right of way from Glandore to the Porthloo Boat Park is charged by the Duchy of Cornwall at a licence fee of £120 per annum

EPC

The property is assessed to Band C. The report can be viewed online at <https://find-energy-certificate.service.gov.uk/energy-certificate/2395-3023-0103-0100-1525>

Viewing

Strictly by arrangement with the Joint Sole Agents:
Sibleys Island Homes, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX.
Tel: 01720 422431.
Fine & Country West Cornwall, 5 Wendron Street, Helston, Cornwall TR13 8PT.
Tel: 01326 761302.







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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