

**Type: House****Location: St. Marys****Price: £695,000****Bedrooms: 3**

A SOUTH-FACING SEMI-DETACHED DORMER BUNGALOW, ENVIABLY LOCATED ON LITTLE PORTH WITH STUNNING UNRESTRICTED SEA VIEWS AROSS PORTHCRESSA BAY TO PENINNIS HEAD.

THE PROPERTY ENJOYS GOOD NATURAL LIGHT THROUGHOUT, AND IS SET IN GENEROUS GARDENS WITH OFF-STREET CAR PARKING . THE HOUSE ITSELF IS SLIGHTLY ELEVATED, WITH UNDERCROFT STORAGE, MINIMISING ANY FLOODING CONCERNS.

THE ACCOMMODATION COMPRISES KITCHEN, LOUNGE / DINING ROOM, UTILITY, THREE BEDROOMS (TWO WITH EN-SUITE FACILITIES), SEPARATE SHOWER ROOM. OUTSIDE: GARDENS FRONT AND REAR, WITH TIMBER OUTBUILDING AND GARDEN SHED. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

**Call: 01720 422431**

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## OVERVIEW

The property is located on Little Porth, a quiet residential area within Hugh Town, and therefore within close proximity to the many shops, restaurants, public houses, beaches, harbour and other amenities that the town offers.

The house has a splendid position right on the beach, with wonderful sea views. It is currently used as a holiday home and for letting through Come2Scilly, although no bookings have been taken beyond 31st October 2023. <https://www.come2scilly.com/properties/2023/saltwinds.html>.

The property is fitted with modern uPVC windows, and has night storage heating throughout. It would benefit from a light scheme of modernisation to achieve its full potential, but would make a highly desirable, seafront family home. Furnishings, fixtures & fittings included, other than a number of personal effects. An inventory will be prepared prior to sale.

With its huge potential and sea views, viewing is 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.

A gated path from Little Porth leads to three steps rising to the front door, and into the:

### **KITCHEN** 4.09m x 2.44m

Fitted with an ample range of Shaker style wall and base units in cream colour, with contrasting stone effect laminate worksurfaces. Tiled splashbacks. Double drainer sink unit. Slot-in fridge with ice compartment, and slot-in electric cooker. Vinyl tiled flooring. Door to:

**INNER HALL**, with vinyl tiled flooring.

### **LOUNGE / DINING ROOM** 6.34m x 4.16m

A stunning South-facing room, enjoying fantastic unrestricted views across Porthcressa Bay. Excellent natural light. Door to beachside garden. Night storage heater.

### **BEDROOM ONE** 3.37m x 3.02m

A twin room with the same fabulous sea views. Night storage heater. Door to EN-SUITE SHOWER ROOM, fitted with a suite comprising glazed shower cubicle with Respertex walls, close-coupled wc and vanity basin. Electric heated towel rail.

### **BEDROOM TWO** 3.31m (max) x 3.08m (max).

A rear-facing double bedroom overlooking the front garden. Night storage heater.

### **SHOWER ROOM** 2.22m x 1.24m

Fitted with wide glazed shower cubicle having Mira electric shower unit, close-coupled wc and vanity basin. Shaver light.

### **UTILITY ROOM** 2.35m x 1.70m

Vinyl tiled flooring. Washing machine.

Compartment staircase rising to:

### **MASTER BEDROOM** 3.75m x 3.05m plus 2.75m x 1.14m

Enjoying a wonderful view across Porthcressa Bay to Peninnis Head, the South-facing master bedroom is light and airy with large dormer window. Seating area to enjoy the view. Fitted wardrobes, and eaves cupboards providing ample storage.

**BATHROOM** 3.12m x 1.85m max, 1.28m min

Fitted into the eaves of the property, having panelled bath, vanity basin and close-coupled wc.

**OUTSIDE**

The property has a front (roadside) well screened with mature Pittosporum hedging, within which is a highly private gravel seating area, surrounded by attractive shrubs, flowers and palms. Off-street car parking. Outside tap. Access hatch to undercroft storage.

To the side of the house are two timber sheds, both having power and light connected.

**SHED ONE** 7.50m x 2.50m, arranged in two compartments.

**SHED TWO** 3.00m x 1.50m.

To the beachside is a further garden, laid mainly to lawn with Pittosporum hedging to the boundaries and planted with mature Agapanthus, Aeoniums and other sub-tropical plants. A patio area providing a perfect sunny spot for al fresco dining. Again, wonderful views across Porthcressa Bay.

**SERVICES**

We understand that mains electricity, telecom, water and drainage are connected to the property.

**LOCAL AUTHORITY**

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 123 4105.

The property is designated under Band "F" for Council Tax purposes (reference 33/11), producing an annual charge of £2,555.48 for the 2023/2024 year before the application of any discounts or reductions that take into account individual circumstances.

In addition, mains water and sewage are provided by South West Water and charged at the current rate.

**TENURE**

We are advised the property is owned freehold.

**VIDEO**

A walk-through video can be viewed at: <https://youtu.be/fBUF2etXfvQ>

**EPC**

The property is assessed to Band "F".

The full report can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2273-3027-7205-8837-2200>

**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.







## Notes



## Saltwinds

4 Little Porth St Marys Isles of Scilly

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