



Type:	House
Location:	St. Marys
Price:	£675,000
Bedrooms:	3

A DETACHED RESIDENCE, OCCUPYING AN ELEVATED POSITION WITHIN HUGH TOWN, AND ENJOYING IMPRESSIVE SEA, HARBOUR AND ISLAND VIEWS. NOW IN NEED OF COSMETIC UPGRADING, THIS LIGHT AND AIRY PROPERTY HAS THE BENEFIT OF GARAGE, SMALL GARDEN AND BALCONY.

THE ACCOMMODATION COMPRISES COVERED RECEPTION HALL, LARGE LIVING ROOM, DINING ROOM / THIRD BEDROOM, KITCHEN, CLOAKROOM, FIRST FLOOR LANDING, TWO BEDROOMS, OFFICE AND FAMILY BATHROOM. OUTSIDE: COMPACT GARDENS TO THE FRONT AND REAR, FIRST FLOOR BALCONY, SUN ROOM AND GARAGE. **PRICE REDUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Doctor's Keys, named after the ledge of rocks situated off the Garrison shoreline, is situated in a quiet, elevated part of Hugh Town just below the Garrison Walls. It is close to the many shops, restaurants, public houses, beaches, harbour and other amenities that the town offers, but away from the noise associated with a town centre location.

The property enjoys fabulous panoramic views across Hugh Town, stretching from Peninnis Head in the south to St Martins in the north. In particular, it overlooks St Marys Harbour, perhaps one of the most interesting views on the islands.

Doctor's Keys offers good-sized accommodation, and enjoys excellent natural light throughout. The property is now in need of refurbishment to achieve its full potential, ideal as either a full-time home or holiday let / investment. Offered for sale with no onward chain, 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.

The property is approached from Garrison Lane. Gate and steps leading down to the front courtyard garden. Half-glazed door with glazed side panel opening into:

RECEPTION HALL 4.27m x 1.79m

A generous reception area, with understairs cupboard.

LOUNGE 6.76m x 3.83m plus 2.01m x 1.88m

A large L-shaped living space, with windows on three sides providing excellent natural light and affording impressive views across St Marys Harbour to the off-islands beyond, across Hugh Town and South towards Peninnis Head. Sliding doors to paved terrace. Cast-iron woodburning stove.

KITCHEN 3.31m x 2.97m max, 2.55m min

Again, enjoying views across St Marys Harbour, the kitchen is fitted with a range of wall and base units having melamine fronts with timber trims, and Formica worksurfaces. Slot in double oven electric cooker with stainless steel chimney extractor over. Stainless steel sink unit. Vinyl floor covering.

DINING ROOM 3.72m x 3.31m

Situated at the front of the house, overlooking the front patio.

CLOAKROOM 1.75m x 1.08m

Fitted with close coupled wc and wall-mounted basin.

Winder staircase from reception hall to:

FIRST FLOOR LANDING, with loft hatch and over-stairs cupboard.

BEDROOM TWO 3.75m x 2.86m

A dual aspect room with sea views across Porthcressa Bay. Fitted wardrobes and vanity basin.

STUDY AREA 3.48m max, 2.47m min x 2.33m

Enjoying excellent natural light with views across the harbour. Door to **BALCONY** 4.50m x 1.50m.

BEDROOM ONE 3.84m max, 2.54m min x 5.00m

A dual aspect room, having sea views to Tresco and St Martins. Two fitted double wardrobes. Vanity basin.

BATHROOM 3.40m x 2.09m

A good-sized room, fitted with bath, separate shower cubicle, concealed cistern wc and vanity basin. In need of upgrading.

OUTSIDE

Doctor's Keys is set down below Garrison Lane, with a granite walled boundary to the road. Small patio area to the front of the house, with attractive terraced planting. Useful store cupboard. Accessed from the front garden is a:

SUN ROOM 3.50m average x 2.78m

Having harbour views, and built from hardwood with ceramic tiled floor.

GARAGE 4.20m x 3.06m

Vehicular up & over door to Garrison Lane. Pedestrian door to sun room. Harbour views. A path leads around the side leading to the rear garden, arranged as a raised paved terrace, accessed from the lounge, with further lower paved area.

SERVICES

We understand that Telecom, mains electricity, 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 "F", having a charge for the 2023/24 year of £2,555.48.

Water and sewerage are provided by South West Water and charged at the current rate.

TENURE

We understand the property is owned freehold.

EPC

The property is assessed to Band "E".

The EPC can be downloaded at: <https://find-energy-certificate.service.gov.uk/energy-certificate/3507-5022-5290-1067-0222>

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



Doctor's Keys

30 Garrison Lane 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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