



Type: **House**

Location: **St. Marys**

Price: **£725,000**

Bedrooms: **3**

A TRADITIONAL GRADE-II LISTED BEACHSIDE GRANITE COTTAGE, OVERLOOKING ST MARYS HARBOUR WITH WONDERFUL SEA VIEWS TO THE OFF-ISLANDS BEYOND. THE PROPERTY HAS BEEN EXTENDED TO PROVIDE THREE BEDROOMS & THREE BATHROOMS, AND BENEFITS FROM A SUNNY SOUTH-FACING COURTYARD GARDEN.

The accommodation comprises reception hall, snug lounge, dining room, kitchen, utility room, ground floor bedroom and shower room, first floor lounge with harbour views, two further bedrooms (one with en-suite facilities) and family bathroom. Outside: Paved courtyard with rear access to Back Lane.

**PRICE REDUCTION**

To view a walk-through video please [click here](#)

For enquiries or to arrange a viewing:

Call: 01720 422431

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

**OVERVIEW**

Anglesea House is excellently located on Higher Strand, close to the centre of Hugh Town and within a short walking distance of the shops, restaurants, public houses, harbour and many other amenities Hugh Town offers.

The property has a wonderful aspect overlooking St Marys Harbour, particularly from the first floor lounge which enjoys uninterrupted sea views across St Marys Harbour to Samson, Bryher and Tresco beyond.

The property offers characterful accommodation, having beamed ceilings with some exposed granite and roof timbers. A perfect main residence, second home or holiday letting investment. 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.

Hardwood glazed stable door opening into **ENTRANCE LOBBY**, with cupboard housing electricity meter and consumer unit. Half-glazed multipaned door to:

**RECEPTION HALL.**

Stairs to upper floor. Understairs cupboard. Rointe electric radiator.

**BEDROOM THREE** 3.40m x 2.97m

Enjoying harbour views. Window seat. Two built-in alcove cupboards. Original cast-iron Victorian fireplace. Beamed ceiling. Convecter heater.

**SNUG LOUNGE** 5.13m x 3.50m max, 2.34m min

A room full of character, having granite fireplace with slate hearth and inset cast-iron multifuel stove. Beamed ceiling. Exposed granite reveals to doorway opening into:

**DINING ROOM** 2.50m x 2.50m

A conservatory-style room, having fully-glazed elevation with French doors to the courtyard garden. Ceramic tiled floor. Glazed double doors to:

**KITCHEN** 4.60m x 2.32m

Fitted with an extensive range of wall and base units having solid wood door and drawer fronts with laminate worksurfaces and tiled splashbacks. Inset 1½ bowl stainless steel sink unit. Fitted appliances include fridge, double fan oven, ceramic hob and canopy extractor. Large window to courtyard garden. Ceramic tiled floor.

Access from the kitchen to:

**UTILITY ROOM** 2.32m x 2.07m

Having fitted worksurfaces and inset single bowl stainless steel sink unit. Space and plumbing for washing machine. Airing cupboard housing factory-lagged unvented water heater. Shelved alcove. Windows to courtyard.

**SHOWER ROOM** 2.34m x 1.32m

A bright room finished in a coastal theme with blue & white tiled walls and complementary ceramic flooring. Close-coupled wc, pedestal basin and quadrant shower with "Bristan" electric shower unit fitted. Shaver light. Mechanical and natural ventilation.

From the reception hall a winder staircase rises to the **FIRST FLOOR LANDING**.

**BEDROOM TWO** 3.50m x 2.77m

Having exposed beamed ceiling and fitted double wardrobe. Convecter heater.

**BATHROOM** 2.39m x 1.82m

Having half-tiled walls with decorative border, and fitted with a suite comprising panelled bath, pedestal basin and close-coupled wc. Wood-effect vinyl flooring. Chrome electric heated towel rail. Shaver light. Exposed beamed ceiling.

**LOUNGE** 4.67m x 3.47m

An attractive and well-proportioned room spanning the entire width of the house, the lounge has twin windows with upholstered seats overlooking St Marys Harbour. A wonderful place to sit and watch the boats to-ing and fro-ing, and to look beyond to Mincarlo, Samson, Bryher and Tresco. One wall of the lounge is in exposed granite to complement the exposed ceiling beams. Shelved alcove. Rointe electric radiator. A winder staircase rises to the attic floor and:

**MASTER BEDROOM** 4.69m x 3.70m max, 2.82m min

A bright South-facing attic bedroom, having twin cast-iron rooflights bringing in ample natural light. The bedroom has much character with exposed timber roof timbers and trusses. Two fitted wardrobes and additional eaves cupboards. EN-SUITE SHOWER ROOM 2.86m x 0.77m, having glazed shower cubicle with "Triton" electric shower fitted, wall-hung basin and close-coupled wc. Shaver light. Mechanical ventilation. Ceramic tiled floor.

**OUTSIDE**

Anglesea House benefits from rear access via "Back Lane", having pedestrian gate opening into:

**PAVED COURTYARD GARDEN**, having granite walls with mature climbing plants including a magnificent Passion Flower. The courtyard is a real sun-trap in the afternoon, with space for alfresco dining and further amenity space for rotary washing line. Within the garden is a useful granite store, approximately 1.2mx 1.0m.

**SERVICES**

We understand that 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: 0300 1234 105.

The property is assessed for Council Tax under Band "G", reference 47/12 (£3,095.54 payable 2024/25 before the application of any discounts that take into account individual circumstances).

In addition, water is metered and supplied by South West Water.

**TENURE**

The property is owned freehold.

**ENERGY PERFORMANCE CERTIFICATE**

The property is assessed to Band "F"

A copy of the full report can be viewed online at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0643-3943-9209-7384-5204>

**WALK-THROUGH VIDEO**

A video can be viewed at: [https://youtu.be/68h\\_SsVGY\\_o?si=mcGEHDclrXmekuRD](https://youtu.be/68h_SsVGY_o?si=mcGEHDclrXmekuRD)

**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



## Anglesea House

No9 Higher Strand 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:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.