



Type: **Business Property**

Location: **St. Martin**

Price: **£375,000**

Bedrooms: **5**

Public house with detached owner's accommodation, converted barn and range of outbuildings, set in grounds extending to 1.78 acres (0,72 hectares), all having unrivalled sea and island views.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

LOCATION

St Martins, one of four inhabited "off-islands", offers the potential purchaser an environment and lifestyle few places can match, with virtually no road traffic, crime or pollution. During the summer there are frequent boat services to the other islands, and even in the winter there is a regular daily service to the main island, St Mary's.

Situated within Lower Town, The Sevenstones Inn occupies an enviable position with a southerly aspect over what is arguably one of the finest views on Scilly, from the Eastern Isles around to the northern end of Tresco. Elevated above the island's "main road", the property is only a short walk from the small Post Office and general store, school and St Martins Hotel. In addition, the island boasts an "astroturf" tennis court/bowling green with pavilion, and a new community centre is currently being planned.

DESCRIPTION

The Sevenstones Inn, named after the infamous rocks to the east of the islands, was built in 1974 of traditional block construction with granite elevations. More recently the property was extended, incorporating an enlarged commercial kitchen. In addition, a large patio area has been built at the front of the Inn, to take full advantage of the property's superb setting.

The owner's accommodation, "Saith Carreg" (meaning Seven Stones in Welsh), comprises a double fronted granite cottage, with adjoining single fronted cottage, connected internally. The property is of traditional design, having pointed granite elevations with hardwood windows. Although the house was upgraded within the past ten years, it has been neglected more recently and requires general refurbishment to bring it to a modern standard.

In addition, the property includes a converted detached granite barn of great character, situated between the owner's house and the public house.

The property ceased trading in July 2012, and is now offered for sale. Furniture, fixtures and fittings are available by separate negotiation.

In summary, a unique business and residential opportunity, with scope to create a profitable business. Viewing highly recommended.

ACCOMMODATION

All dimensions are approximate.

Sevenstones Inn

The Sevenstones Inn is an attractive, single-storey granite clad building, having timber multipaned windows overlooking arguably the finest views on Scilly. The property is approached from the driveway, having multipaned double doors opening into an:

Entrance Lobby: 8'11" x 6'3" (2.72m x 1.91m). Doorway to:

Ladies & Gents WC's: Each 9'8" x 6'3" (3.0m x 1.90m), having ceramic tiled flooring.

Arch from Entrance Lobby through to:

Main Bar: 43'3" x 22'5" overall (13.19m x 6.83m).

A spacious area, subdivided using natural timber to provide a raised dining area, with alcove seating around the seaward wall allowing full enjoyment of the outstanding sea views. Granite fireplace. Painted tongued & grooved panelled walls. Seating for approximately 70 covers. Carpeted floor. Panelled bar with hardwood counter, having fully fitted base and wall storage units, with built-in coolers. Single drainer sink unit, and wash hand basin. High-level and below counter glass storage. Ceiling mounted spotlights. Steps from bar down to:

Store: 12'0" x 9'6" (3.65m x 2.90m).

Arranged with shelving on three walls, adequate work surfaces and power points. Painted floor. Glass washer &

icemaker. Electricity consumer unit. Door to front driveway. Adjacent to the store room is the:

Beer & Wine Cellar: 12'2" x 6'10" (3.70m x 2.10m).

Upgraded in 2007 & fitted with a modern ring main system, serving up to seven draught ales. Beer cooler & refrigeration unit. Loft storage. Painted concrete floor. Door to outside.

From the main bar area, a doorway and three steps lead down to the:

Kitchen: 29'3" x 9'0" (8.92m x 2.75m).

Having excellent natural light from four "Velux" roof lights, this modern commercial kitchen has sealed flooring throughout, with part tiled / part "Respatex" / part stainless steel wall coverings throughout. The kitchen is fitted with a range of stainless-steel base units, with ample stainless steel work surfaces. Two stainless steel single drainer sink units & s/s hand washing sink. Ample power points. Stable door to rear yard. Major equipment available by negotiation includes the following:

"T50" commercial dishwasher.

"Buffalo" microwave oven.

"Easyzap" insect killer x 2.

"Porkia" upright freezer.

"Porkia" upright fridge.

"Polaris" upright fridge.

"Lincat" heater cupboard.

"Lincat" deep fat fryer x 2.

"Lincat" Six burner, double oven range cooker.

"Inorman" stainless-steel counter fridge.

"Parry" gas grill.

Charles Donner" grill

To the front of the public house is a car parking space, and large outside seating area for 70 covers. The seating is arranged across a concrete patio, timber deck and terraced grass area, all with unsurpassed panoramic views from the Eastern Isles around to Old Grimsby on Tresco. The boundaries of the seating area are planted with Pittasporum hedging, Fuchsias, Hebe & Agapanthus.

A granite farmhouse, currently divided into Owners' House & Staff Annex.

Ground Floor

Approached from the roadway:

Glazed Porch: Opening into open plan reception room, divided by the staircase into a dining area and lounge area:

Lounge: 11'9" x 11'0" (3.58m x 3.35m).

Having sea and island views, the room has much character with an exposed beamed ceiling, fireplace with granite lintel above and cast-iron wood burning stove inset. Tiled hearth. Built-in feature display cupboard. Part panelled walls in tongued & grooved boarding. Wall uplighters.

Dining Room 14'9" x 11'10" (4.50m x 3.60m).

Having exposed beamed ceiling and stripped timber boarded floor. Sea and island views. Part panelled walls in tongued & grooved boarding. Wall up lighters. Ample power points, Satellite TV socket and BT socket. Clever use of under stairs space to provide office area. Doorways to kitchen and through to Lobby. Compartment staircase to Bedroom Two.

Steps to:

Kitchen 11'8" x 9'5" (3.56m x 2.87m).

In need of complete upgrading, the kitchen is fitted with a range of pine wall and base units, with melamine work surfaces. Stainless steel double drainer sink unit. Oil fired "AGA" range cooker. Cork tiled floor. Part-glazed door to:

Rear Hallway: With coat hanging area and door to outside. Airing cupboard with factory lagged hot water cylinder. Doors to:

Utility Room 6'10" x 6'7" (2.08m x 2.00m).

Fitted with an ample range of cream coloured wall and base units, and having vinyl floor covering, "Velux" roof light, single bowl single drainer sink unit. Plumbing for washing machine. In need of upgrading.

Bathroom 7'5" x 6'6" (2.27m x 1.97m). Fitted with an ivory coloured suite comprising pine panelled bath, close coupled w/c and pedestal wash hand basin. "Gainsborough" electric shower. Shaver socket. "Velux" roof light. Again, in need of upgrading.

From the lounge stairs lead to:

Bedroom One 12'2" x 12'2" (3.70m x 3.70m).
Sea and island views.

Bedroom Two: 12'2" x 11'1" (3.71m x 3.38m).
Having sea and island views.

An interconnecting door provides secondary access to Saith Careg Apartment.

Saith Carreg Apartment

Approached from the roadway:

Front door leading into:

Lounge: 13'3" x 11'8" (4.04m x 3.56m).
Having sea and island views, although in need of refurbishment. Telecom socket. Door to front driveway.

Internal Hallway: Having steps up to Mezzanine Level (Bedroom One), and door to:

Shower Room: 6'10" x 6'6" (2.07m x 1.97m).
Having "Respatex" lined shower enclosure with "Triton" electric shower. Close coupled WC. Wash hand basin set in vanity unit, having tiled splash backs with shaver socket over. Electric room heater and heated towel rail. "Velux" roof window.
Door from dining room to:

Mezzanine Level

Kitchen: 11'7" x 9'8" (3.53m x 2.95m).
Situated at the rear of the main house and built into the hillside, this room has stripped timber flooring and sloping roof with "Velux" roof light. Multipaned door to rear garden. Range of melamine base units & single stainless steel drainer sink unit.

First Floor

Bedroom Three: 12'2" x 11'1" (3.71m x 3.38m).
Having sea and island views.

Saith Carreg Barn

Situated between Saith Carreg and the Sevenstones Inn, this attractive two-storey barn was renovated approximately eight years ago to provide spacious residential accommodation.

Accessed from the driveway, a path rises up to the barn. Attractive cottage-style door opening into:

Kitchen/Dining Room: 27'3" x 11'6" (8.30m x 3.50m).

A room of real character, having exposed beamed ceiling, and enjoying splendid sea and island views. Fitted with an ample range of cream coloured wall and base units, having timber work surfaces above with tiled splash backs. Built-in electric hob and single oven, with extractor over. Oil-fired "Rayburn" range cooker. Halogen ceiling lights. Vinyl floor covering in the kitchen area, with stripped timber floorboards elsewhere. Painted tongued & grooved panelled walls. Walk-in under stairs cupboard. Staircase to first floor, and passageway through to:

Lounge: 18'9" x 12'0" (5.70m x 3.65m).

The attractive lounge is heavily glazed along the entire seaward wall, allowing unsurpassed views towards St Mary's. Exposed pine boarding. Timber column (reputedly the mast from one of Scilly's many shipwrecks). Halogen down lighters. TV & Telecom socket. Double doors opening onto the garden.

WC / Utility Room: 1.90m x 1.75m (6'3" x 5'9").

Quarry tiled floor. Close coupled wc. Shaver socket. Mechanical ventilation. Plumbing for washing machine.

Wet Room: 6'1" x 2'4" (1.86m x 0.72m).

Having "Respatex" wall covering, and fitted with a "Gainsborough" electric shower. Mechanical ventilation.

Stairs from the kitchen / dining room rise to the:

Bedroom: 18'0" x 12'4" (5.50m x 3.75m).

An attractive room having exposed trussed ceiling with three "Velux" roof lights, granite gable end, and tongued & grooved clad walls to dado height. Stripped timber boarded floor. Fitted wardrobes. Linen cupboard. Telecom socket. Door to:

Bathroom 8'6" x 6'9" (2.60m x 2.05m).

Fitted with a cream coloured suite comprising paneled bath, pedestal wash hand basin and close coupled wc. "Gainsborough" electric shower. Shaver socket. Heated towel rail. Extractor. Storage cupboard, and airing cupboard housing factory lagged hot water cylinder and cold-water cistern.

Outside

The grounds extend to approximately 1.78 acres (0.72 hectares), having a range of outbuildings. In particular, the following are of note:

Stables One & Two

Overhauled approximately six years ago, the stables are of granite construction with a pan-tiled roof covering.

Stable one measures 14'7" x 10'6" max, 7'1" min (4.45m x 3.20m max, 2.15m min).

Stable two measures 16'9" x 14'11" (5.10m x 4.55m).

All measurements are approximate Net Internal Areas.

THE BUSINESS

The Sevenstones Inn has operated as a Public House since 1974 but has recently closed. Whilst the Inn has historically opened all year round, the majority of the trade is concentrated into the main tourist season with only limited trading in the winter (generally three nights each week plus Sunday lunchtimes).

Recent trading accounts are unavailable. However, we understand that turnover for the financial years 2007 and 2008 were approximately £250,000 exclusive of VAT.

Saith Carreg barn has recently been operated as a holiday letting property. We do not have accounts for this property.

SERVICES

We understand the premises are supplied with metered water by the Duchy of Cornwall. In addition, they have a private water supply from both rainwater catchment and share in private borehole. Two 300 gallon plastic water storage tanks supply the Inn, whilst an additional two 300 gallon plastic water storage tanks supply the house.

Sewage is to septic tanks on adjoining land. We understand that there are appropriate legal agreements regarding access, maintenance, etc, in respect of the septic tanks.

Sibleys Island Homes has not tested any of the service installations or appliances and prospective purchasers will be responsible for their own investigations.

RATEABLE VALUE AND COUNCIL TAX

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

The Inn has the following entry in the 2010 Valuation List:

Description	Rateable Value
Public House & Premises	£15,500

Saith Carreg House is designated under Band "F" for Council Tax purposes.

Saith Carreg Barn is designated under Band "E" for Council Tax purposes.

PLANNING

We understand planning permission was granted on 4th February 2010 for modification of the original Planning Obligation so that the barn can be used as holiday accommodation as well as for the owners of the Inn, members of their immediate family or staff working at the Inn.

TENURE

We understand the property is held under a lease dated 30 January 2004 from the Duchy of Cornwall, for a sixty-year term from 25 March 2000, with five yearly rent reviews. The passing rent is £19,000 per annum.

The lease refers to the following permitted uses:

Saith Carreg House:	Principal private dwelling house, plus staff accommodation
Stables:	Storage.
Sevenstones Inn:	Public House
Saith Carreg Barn:	Family members or staff of the Sevenstones Inn.

PRICE

Offers are invited in the region of £375,000 exclusive for the long leasehold interest.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

ENERGY PERFORMANCE CERTIFICATES

EPC's have been produced and are available for inspection.

Viewing Arrangements/Further Information
Sibleys Island Homes
Porthcressa,
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ISLES OF SCILLY TR21 0JQ

Contact Ian Sibley / Clive Sibley
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SUBJECT TO CONTRACT







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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