



Type:	House
Location:	St. Marys
Price:	£550,000
Bedrooms:	4

A spacious modern family house, situated in an elevated position adjoining open countryside, with far-reaching sea and island views.

This spacious modern home was built eight years ago by the current owners. The light and airy accommodation comprises:

Reception hall, inner hall, spacious family room incorporating lounge / dining room, kitchen, separate lounge, study, four bedrooms (all with en-suite facilities), utility room and integral garage.

Outside: Gardens front and rear, with off-street parking for two cars. **HISTORIC SALE PARTICULARS FOR INFORMATION ONLY**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

The Wendy House is situated on McFarlands Down, a residential area of approximately forty houses, to the north of St Marys, approximately two miles from the "capital", Hugh Town.

The property has stunning views across the rear garden, and is just a short walk from some of the finest coastline on the island.

The Wendy House has been thoughtfully designed, with an excellent layout, generous room sizes and modern features including efficient oil-fired central heating system supplying radiators and towel rails, double glazing, pre-wired audio system to all rooms (including bathrooms) and Cat5 computer cable installation throughout the house.

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.

Approached from the roadway, a gated graveled drive gives access into:

RECEPTION HALL 2.74m x 1.93m (9'0" x 6'5").
Large double-width cloaks cupboard. Radiator. Two recessed ceiling spotlights. Door into:

INNER HALL 3.66m x 1.67m average (12'0" x 5'6").
Stone-effect tiled floor covering. Radiator. Four power points. Central heating thermostat. Two recessed ceiling spotlights. Under-stairs cupboard with fitted shelving.

STUDY 2.13m x 1.83m (7'0" x 6'0").
Radiator. Six power points. Central heating programmer. Two recessed ceiling spotlights. Two audio speakers set into ceiling. Telecom point.

SNUG 3.71m x 3.50m (12'2" x 11'6").
Double, glazed doors from inner hall. Radiator, wall connections for flat-screen television, eight power points, four recessed ceiling spotlights, and audio speakers set into the ceiling.

GUEST BEDROOM SUITE 5.26m x 4.33m (17'2" x 14'2") including en-suite bathroom. The bedroom has radiator, eight power points, TV aerial socket and four recessed ceiling spotlights. Access to roof storage.

En-suite Bathroom 2.69m x 1.49m (8'10" x 5'0"), having a patterned vinyl floor covering and fitted with modern suite comprising panelled bath with "Mira" thermostatic shower over, close-coupled wc and pedestal wash hand basin with vanity shelf and cabinet above. Electric heated towel rail. Electric ventilation. Two recessed ceiling spotlights.

DOUBLE BEDROOM 3.71m x 2.91m (12'4" x 9'7").
Radiator. Four power points. TV aerial socket.

En-suite Shower Room 3.76m x 1.07m (12'4" x 3'4"), having a patterned vinyl floor covering and fitted with modern suite comprising extra-wide shower cubicle with pivot glass door and screen, with "Mira" thermostatic shower, close-coupled wc and pedestal wash hand basin with vanity shelf and cabinet above. Electric heated towel rail. Electric ventilation. Two recessed ceiling spotlights.

FAMILY ROOM, incorporating lounge, dining room and kitchen.

LOUNGE AND DINING AREA 7.72m x 4.25m (25'0" x 14'0").
Having large picture windows and central French doors overlooking and giving access onto the south-west facing decked terrace and rear garden. Stone-effect tiled floor, two radiators, thirteen power points, audio and TV aerial points, twelve recessed ceiling spotlights. Audio speakers (with surround sound) set into the ceiling.

KITCHEN AREA 3.97m x 3.88m (13'0" x 12'9").

A comprehensively fitted kitchen with large range of wall and base units, having light-oak panelled doors with satin anodized handles. Granite-effect Formica worksurfaces. Feature island unit measuring 2.29m x 1.22m (7'6" x 4'0"), incorporating Bosch ceramic hob, stainless steel oven and grill with Neff stainless steel canopy extractor over, range of cupboards under and two power points.

Inset 1½ bowl graphite sink unit, integrated dishwasher, American-style double larder fridge and freezer with ice maker and water dispenser. Under-pelmet lighting and two recessed ceiling spotlights, six power points and cooker point. Audio control panel. Two audio speakers set into the ceiling.

UTILITY ROOM 2.31m x 1.76m (7'8" x 5'10").

Stone-effect tiled floor covering. Range of floor cabinets with Formica worksurface over. Space and plumbing for washer-dryer. Four power points, Stable door to rear garden.

AIRING CUPBOARD, housing the unvented hot water cylinder with electric immersion heaters and slatted linen shelving.

WC, having a stone-effect tiled floor covering and fitted with a close-coupled wc and pedestal wash hand basin. Electric ventilation.

From the reception hall, a staircase with half-landing rises to First Floor Landing, with two power points, recessed ceiling spotlight and Velux roof light.

MASTER BEDROOM 7.40m x 4.75m (24'6" x 15'7").

Approached through a dressing area, fitted with two double wardrobes, opening into the main bedroom, with centrally positioned bed, taking full advantage of the outstanding sea views. Radiator, four recessed ceiling spotlights, audio control panel, audio speakers set into ceiling, four recessed ceiling spotlights. Two eaves storage cupboards.

En-Suite Shower Room 2.20m x 1.98m (7'3" x 6'6").

Having a patterned vinyl floor covering and fitted with a semi-circular shower cubicle with sliding glass doors and "Mira" thermostatic shower unit. Close-coupled wc and pedestal wash hand basin with cabinet over. Velux roof light. Heated towel rail. Two recessed ceiling spotlights. Electric ventilation. Audio speakers set in to the ceiling.

BEDROOM 4.75m x 2.87m max, 2.05m min, L-shaped (15'7" x 9'5" max, 6'9" min).

Four power points, two recessed ceiling spotlights and audio speakers set into the ceiling. Velux roof light. Door to:

En-Suite Shower Room 2.21m x 1.68m (7'4" x 5'6").

Having a patterned vinyl floor covering and fitted with a corner shower cubicle with sliding glass doors and "Mira" thermostatic shower unit. Close-coupled wc and pedestal wash hand basin. Velux roof light. Heated towel rail. Two recessed ceiling spotlights. Electric ventilation.

OUTSIDE

GARAGE 4.11m x 2.29m (13'6" x 7'6"), having an up & over door. Fluorescent light. Euroflame 50/90 oil fired central heating boiler. Two power points.

The house has gardens to three sides, laid mainly to lawn with well-stocked flower and shrub borders. The front garden, which is approximately 7.6m (25'0") in depth, is partly gravelled to allow off-street car parking.

To the side of the house is a plastic oil-storage tank for the central heating. Outside tap.

The rear garden is approximately 17.7m in depth, with hedged boundaries and sea views.

SERVICES

We understand that Telecom, mains electricity and water are all connected to the property. Drainage to septic tank.

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 G, having a charge for the 2012 / 2013 year of £1,983.12. In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold, subject to the following covenant, which is included on the Charges Register of the Land Registry.

"Not to use the property for any trade or business purposes of otherwise than as a single private residence and gardens only in the occupation of one family".

VIEWING

Strictly by arrangement with the Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

NOTE

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.







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:

- (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.