



Type: **House**

Location: **St. Marys**

Price: **£375,000**

Bedrooms: **5**

A MODERN FAMILY HOME & GUEST HOUSE, SITUATED IN AN ELEVATED POSITION ON THE OUTSKIRTS OF HUGH TOWN, AND OFFERING SPACIOUS AND WELL-APPOINTED FAMILY ACCOMMODATION. THE PROPERTY IS IN EXCELLENT ORDER THROUGHOUT, AND HAS THE BENEFIT OF UPVC DOUBLE-GLAZING, OIL-FIRED CENTRAL HEATING, PLEASANT TERRACED GARDEN AND SPACIOUS INTEGRAL GARAGE AND WORKSHOP.

THE ACCOMMODATION COMPRISES LARGE RECEPTION HALL, LOUNGE, KITCHEN, DINING ROOM, UTILITY ROOM, FIVE BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM AND SEPARATE WC. IN ADDITION THERE IS A LARGE BASEMENT DIVIDED INTO GARAGE, STORES AND WORKSHOP. OUTSIDE: OFF-STREET PARKING TO THE FRONT, REAR GARDEN WITH PATIO AND RAISED LAWN.

N.B. The property is subject to a S106 Legal Agreement restricting occupancy to persons meeting the Council's "Specific Local Needs" and "Essential Worker" criteria.

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Pilots Retreat is a private road, situated in an elevated position on the outskirts of Hugh Town, developed over the past ten years for private housing.

Beverly Hills is a substantial house, arranged over three floors, built by the present owners some eight years ago. This low-maintenance property has been finished to a high standard, and offers light and airy family accommodation with generous room sizes.

The property has been used as a guest house for the 2009 season, offering four bed spaces in two bedrooms. Accounts will be made available to serious interested purchasers who have viewed the property. The property is offered for sale in excellent order throughout, complete with carpets and window blinds as fitted. 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.

An external flight of steps, with half landing, lead up to uPVC front door with glazed side panel opening into:

RECEPTION HALL 16'3" x 8'0" (4.95m x 2.44m).

A bright and airy reception area, having spiral staircase leading to upper floor. Six power points and Telecom socket. Radiator. Large double-door cloaks cupboard and separate double-door airing cupboard, fitted with slatted linen shelving and radiator.

LOUNGE 18'11 x 12'3" (5.77m x 3.73m).

Sliding patio doors opening onto rear garden. Twelve power points, telecom socket and TV / satellite socket. Two ceiling lights and four plaster uplighters. Two radiators.

KITCHEN 12'0 x 12'0" (3.66m x 3.66m).

This well appointed kitchen is fitted with a range of quality, limed-oak wall and base units, offering generous storage, with marble-effect Formica worksurfaces and breakfast bar, and co-ordinating splashbacks. Inset 1½ bowl stainless steel sink unit, stainless steel 50-ring gas hob by "Smeg" with canopy extractor over, and "Zanussi" stainless steel double oven & grill. Fourteen power points. Nine ceiling downlighters and additional downlighters in pelmet above sink unit. Industrial quality non-slip floor covering. Door to Utility Room. Open through to:

DINING ROOM 12'0" x 9'8" (3.66m x 2.95m).

Oak laminate flooring. Radiator. Ten power points. Door to reception hall.

UTILITY ROOM 12'0" x 5'2" (3.66m x 1.57m).

Fitted with useful additional worksurfaces, with space and plumbing under for automatic washing machine, tumble dryer, fridge and freezer. Vinyl flooring to match kitchen. Door to rear garden.

MASTER BEDROOM 14'2" x 11'5" (4.32m x 3.48m).

Radiator. TV aerial socket. Eight power points. Door to **EN-SUITE SHOWER ROOM**, fitted with a double width shower cubicle having Triton main pressure mixer shower and Respatex panelled walls. Pedestal wash hand basin and close coupled wc. Radiator. Three chrome downlights and extractor fan.

BEDROOM TWO 13'1" x 10'10" (3.99m x 3.30m).

Radiator. Eight power points and TV aerial socket.

BEDROOM THREE 10'7" x 9'11" (3.23m x 3.02m).

Radiator. Six power points.

BATHROOM 9'7" x 5'6" min, 7'10" max (2.92m x 1.68m min, 2.39m max).

Having cork-tiled flooring, and fitted with pine-panelled bath having "Mira" electric shower over, shower curtain & rail, pedestal wash hand basin and close-coupled wc. Radiator. Shaver light. Mechanical ventilation.

Staircase from reception hall to:

UPPER LANDING, a large L-shaped area having Velux rooflight and four power points.

BEDROOM FOUR 15'6" x 11'9" (4.72m x 3.58m).
Sloping ceilings with Velux rooflight. Radiator. Eight power points. Eaves storage.

BEDROOM FIVE 14'3" x 11'9" (4.34m x 3.58m).
Sloping ceilings with Velux rooflight. Radiator. Eight power points. Eaves storage.

WC, fitted with close coupled wc and pedestal wash hand basin. Mechanical ventilation.

LOWER FLOOR

uPVC door from front garden, "up & over" vehicular door and additional uPVC pedestrian door from right hand side of house opening into:

BASEMENT AREA 50'0" x 32'0" (15.20m x 9.75m).
Divided into garage, workshop, storage area and cellar rooms, and having two uPVC double galzed windows providing natural light. Electricity and light connected. This area houses the main electricity consumer unit, oil-fired "green" central heating boiler and mains pressure hot water cylinder.

OUTSIDE

To the front of the property is an area of off-street parking, part concrete and part gravel, with granite wall boundaries and raised flower beds.

A plastic oil storage tank (for the central heating boiler) and propane gas cylinders (for the kitchen hob) are located at the right hand side of the house.

Immediately to the rear of the house, outside the utility room, is a concrete terrace with 8-person heated spa bath, fitted (available by separate negotiation). Adjoining this is a paved patio area, having granite retaining walls with steps up to raised lawn, approximately 64' x 20' (20m x 6m), having well manicured borders, small vegetable patch and timber shed.

SERVICES

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 designated under Band "E" for Council Tax purposes, producing an annual charge of £1,255.92 for the 2007/2008 year before the application of any discounts/reductions which take into account individual circumstances.

In addition, water is charged at the current rate.

TENURE

The property is owned freehold, subject to a S106 Legal Agreement restricting occupancy of the property to those persons meeting the Local Authority's "Specific Local Needs" and "Essential Worker" criteria.

A copy of the agreement is available for inspection through the vendors' sole agents, Sibleys Island Homes.

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



Beverly Hills

Pilots Retreat 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.