



Type: **Business Property**

Location: **St. Marys**

Price: **£460,000**

Bedrooms: **8**

A LARGE, CENTRALLY-LOCATED FORMER GUEST HOUSE, SITUATED WITHIN A 'STONE'S THROW' OF THE EVER POPULAR PORTHCRESSA BEACH, AND WITHIN A SHORT LEVEL WALK OF ALL LOCAL AMENITIES & HARBOUR. THE PROPERTY ENJOYS SEA GLIMPSES FROM SEVERAL OF THE ROOMS.

THE EXTENSIVE ACCOMMODATION, WHICH HAS BEEN USED IN RECENT YEARS AS HOTEL STAFF ACCOMMODATION, IS IN NEED OF COSMETIC UPGRADING, BUT OFFERS THE POTENTIAL TO CONVERT BACK INTO A LARGE GUEST HOUSE (UP TO EIGHT BEDROOMS), TOGETHER WITH SELF-CONTAINED OWNERS BEDROOM, OR TO DIVIDE INTO APARTMENTS. **UNEXPECTEDLY BACK ON THE MARKET**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Treboeth Guest House is an end of terrace, mid 19th Century, granite cottage, which has been substantially extended over the last thirty to forty years. Prior to its current use as hotel staff accommodation, it was run for many years as an eight-bedroom guest house, and still retains that lawful planning use.

In recent years the property has had further investment in upgraded electrics, room heaters in all the bedrooms and a modern fire alarm system. It is, however, in need of cosmetic upgrading throughout to reinstate its use as guest accommodation. The accommodation is surprisingly extensive, and would allow itself to reconfiguration, subject to the necessary consents, into self-catering or serviced suites, or to enhance the owner's accommodation.

The property is ideally situated for the seasonal holiday trade, as it is in easy walking distance of the town centre shops, Public Houses & restaurants, and harbour area. It is also just a stones's throw from the ever popular Porthcressa Beach and upgraded Porthcressa are generally.

In its former ownership, the property was run as a seasonal guest house, on a Bed & Breakfast basis only, with tariffs around £40 per person per night. It held a Visit England "Three Star" grading.

In summary, a large and flexible property, with the ability to generate a substantial income after a scheme of refurbishment. The current stamp duty holiday for residential properties up to £500,000 may also provide an added boost to purchasers looking to acquire a cost-effective introduction to the Scillonian property market.

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.

A part-glazed uPVC front door opens into **ENTRANCE HALL**, and in turn connects, via an arched detail with:

FORMER GUESTS' LOUNGE / BEDROOM ONE 4.19m x 4.17m

Situated at the front of the property, and having granite chimney breast. Currently used as a bedroom.

Fire door to inner corridor.

BEDROOM TWO 3.21m x 3.00m

Formerly the corridor and bedroom two comprised a single dining room, with seating for sixteen guests. This could readily be re-instated, together with the option of opening up this area in to the guest's lounge to create a large, dual aspect room.

KITCHEN 3.72m x 2.80m

Fitted with a modest range of wall and base units, having Formica worksurfaces and inset stainless steel sink unit. Sealed flooring. Extractor over slot-in cooker. Good natural light. Space for table and chairs. Door to:

UTILITY ROOM 2.77m x 2.54m

Again, fitted with a modest range of wall and base units, with ceramic hob & extractor over. Inset stainless steel sink unit. Useful storage cupboards. Space & plumbing for washing machine & tumble dryer. Door to:

OWNER'S BEDROOM 4.22m x 2.73m

A well-proportioned double bedroom located to the rear of the property, with external access to the courtyard via the adjacent en-suite shower room.

EN-SUITE SHOWER ROOM, a large room with tiled shower enclosure with Mira Sport electric shower, vinolay flooring, close coupled wc and pedestal wash hand basin. Half-glazed door to outside.

From the reception hall, a staircase with half-landing rises and splits between the original front section of building and

rear extension.

Front of House

BEDROOM THREE 2.74m x 1.82m

A single bedroom at the front of the property, and having restricted sea views, pedestal wash hand basin, and tiled splash back.

BEDROOM FOUR 2.92m x 2.79m

A light & airy double located at the front of the house with restricted sea views over Little Porth. The room has built-in wardrobe.

EN-SUITE SHOWER ROOM, having glazed cubicle with 'Mira' thermostatic shower and tiled surround, close-coupled wc and vanity wash hand basin.

BEDROOM FIVE 3.33m x 3.18m)

A double room with window to rear of property. Built-in wardrobe. Wash hand basin.

EN-SUITE SHOWER ROOM, having glazed cubicle with "Mira" thermostatic mixer shower and tiled surround, close coupled w/c. Heated towel rail.

UNDERSTAIRS STORE CUPBOARD

A narrow staircase rises to the second floor.

BEDROOM NINE 3.67m x 3.58m plus 2.34m x 1.61m

A bright and airy attic room, previously used as a family bedroom. The room enjoys a dual aspect and sea views towards Porthcressa Bay.

EN-SUITE SHOWER ROOM, having glazed shower cubicle with 'Mira' thermostatic shower mixer and tiled surround, close-coupled wc and vanity wash hand basin.

AIRING CUPBOARD, having factory lagged HW cylinder, twin immersion heaters, RemoteLink TV connection unit & driver, and shower pump.

BEDROOM TEN 3.77m x 3.07m

A double bedroom with dual aspect.

EN-SUITE SHOWER ROOM, a well-proportioned room having glazed shower cubicle with 'Mira' shower & tiled surround, close-coupled wc and pedestal wash hand basin.

Rear of House

First floor rear landing providing access to:

WC 1.82m x 0.83m

BATHROOM 1.79m x 1.77m

Fitted with a dated suite comprising panelled bath with shower curtain & Triton electric shower over, corner wash hand basin. Vinolay flooring.

DEEP LINEN CUPBOARD, with factory-lagged hot water cylinder and slatted shelving.

BEDROOM SIX 3.73m x 1.85m

A single bedroom with wash hand basin.

BEDROOM SEVEN 3.17m x 2.97m

A double bedroom with wash hand basin.

BEDROOM EIGHT 4.19m x 2.18m

A compact double, with fitted wardrobe and wash hand basin.

OUTSIDE

There is a small yard located to the side of the property (accessed from either the kitchen or Owners' en suite) which connects with a pedestrian walkway off Buzza Street. The courtyard currently houses a range of storage cupboards. There is space for a washing line.

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: 01720 422537.

The property is assessed to Non-Domestic Rates, having a Rateable Value of £5,900. Currently, Small Business Rates Relief at 100% may be applicable to a qualifying owner.

In addition, water is metered and charged at the current rate.

TENURE

We are advised the property is owned freehold with no unusual covenants or restrictions.

If advantageous to a purchaser, the property will be available subject to a two-year leaseback to Tregarthens Hotel on a full repairing and insuring basis at £20,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property is assessed as Band "E". The Energy Performance Certificate can be downloaded at:
<https://www.ndepcregister.com/reportSearchAddressListReports.html?id=22cb04e79cb3d0e9af4fab9833ca1465>

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



Treboeth

Buzza Street St Marys Isles of Scilly

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